

Doris Garofalo
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/192 Francis Street Yarraville VIC 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price *House *Unit Suburb
Period-from to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
104/46 Fehon Street Yarraville VIC 3013	\$595,000	30-Jan-19
33B Goulburn Street Yarraville VIC 3013	\$600,000	27-Jul-18
2/23 Lewis Street Kingsville VIC 3012	\$594,000	13-Oct-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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104/46 Fehon Street Yarraville VIC 3013

 2  1  1

Sold Price

^{RS} **\$595,000**

Sold Date

30-Jan-19

Distance

0.49km



33B Goulburn Street Yarraville VIC 3013

 1  1  -

Sold Price

\$600,000

Sold Date

27-Jul-18

Distance

0.72km



2/23 Lewis Street Kingsville VIC 3012

 2  1  1

Sold Price

\$594,000

Sold Date

13-Oct-18

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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