

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/247 Williamstown Road 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

3/84 Kingsville Street Kingsville VIC 3012	\$735,000	30-Nov-19
1/2A Simpson Street Yarraville VIC 3013	\$780,000	12-Oct-19
2/1B Sydenham Street Seddon VIC 3011	\$749,500	17-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 14 February 2020

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**3/84 Kingsville Street Kingsville
VIC 3012**

2 1 1

Sold Price **\$735,000** Sold Date **30-Nov-19**

Distance **0.67km**



**1/2A Simpson Street Yarraville VIC
3013**

2 1 1

Sold Price **\$780,000** Sold Date **12-Oct-19**

Distance **0.96km**



**2/1B Sydenham Street Seddon VIC
3011**

2 2 1

Sold Price **\$749,500** Sold Date **17-Oct-19**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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