

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

2/301 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$653,750

Property type

Unit

Suburb

Yarraville

Period-from

01 May 2019

to

30 Apr 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

G10/125 Francis Street Yarraville VIC 3013	\$402,000	15-Jan-20
1/69 Hamilton Street Yarraville VIC 3013	\$390,000	20-Mar-20
G06/141 Stephen Street Yarraville VIC 3013	\$400,000	23-Mar-20

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.~~

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**G10/125 Francis Street Yarraville
VIC 3013**

1 1 1

Sold Price **\$402,000** Sold Date **15-Jan-20**

Distance **0.42km**



**1/69 Hamilton Street Yarraville VIC
3013**

1 1 1

Sold Price ^{RS} **\$390,000** Sold Date **20-Mar-20**

Distance **0.99km**



**G06/141 Stephen Street Yarraville
VIC 3013**

1 1 1

Sold Price **\$400,000** Sold Date **23-Mar-20**

Distance **1.01km**

RS = Recent sale **UN** = Undisclosed Sale

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