

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

3/185 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

\$345,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Dec 2023

to

30 Nov 2024

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

18/185 FRANCIS STREET YARRAVILLE VIC 3013	\$375,000	24-Aug-24
25/185 FRANCIS STREET YARRAVILLE VIC 3013	\$375,500	15-Nov-24
2/185 FRANCIS STREET YARRAVILLE VIC 3013	\$380,000	11-Jul-24

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: 06 December 2024

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**18/185 FRANCIS STREET
YARRAVILLE VIC 3013** 1  1  1

Sold Price

\$375,000Sold Date **24-Aug-24**

Distance

0km**25/185 FRANCIS STREET
YARRAVILLE VIC 3013** 1  1  1

Sold Price

^{RS} **\$375,500** ^{UN}Sold Date **15-Nov-24**

Distance

0km**2/185 FRANCIS STREET
YARRAVILLE VIC 3013** 1  1  1

Sold Price

\$380,000Sold Date **11-Jul-24**

Distance

0km**RS** = Recent sale**UN** = Undisclosed Sale

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