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	5/69 HAMILTON 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	$390,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Unit	Suburb	Yarraville
Period-from	01 Sep 2023	to	31 Aug 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
6/69 HAMILTON STREET YARRAVILLE VIC 3013	$410,000	04-Mar-24
2/116 SOMERVILLE ROAD YARRAVILLE VIC 3013	$378,550	20-Aug-24
6/232 WILLIAMSTOWN ROAD YARRAVILLE VIC 3013	$442,000	13-Jun-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: 25 September 2024

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6/69 HAMILTON STREET YARRAVILLE VIC 3013

1 1 1

Sold Price **$410,000** Sold Date **04-Mar-24**

Distance **0.01km**



2/116 SOMERVILLE ROAD YARRAVILLE VIC 3013

1 1 1

Sold Price RS **$378,550** Sold Date **20-Aug-24**

Distance **0.22km**



6/232 WILLIAMSTOWN ROAD YARRAVILLE VIC 3013

1 1 1

Sold Price **$442,000** Sold Date **13-Jun-24**

Distance **0.46km**

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

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