STATEMENT OF INFORMATION

382A WILLIAMSTOWN ROAD, YARRAVILLE, VIC 3013

PREPARED BY DION CLEMMENS, SWEENEY ESTATE AGENTS YARRAVILLE



SWEENEY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



382A WILLIAMSTOWN ROAD,

3 2 2

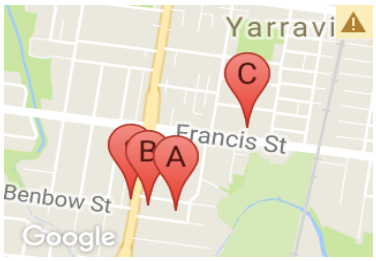
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **$660,000 to $720,000**

Provided by: Dion Clemmens, Sweeney Estate Agents Yarraville

MEDIAN SALE PRICE



YARRAVILLE, VIC, 3013

Suburb Median Sale Price (Unit)

$502,500

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3/14 GORDON PDE, YARRAVILLE, VIC 3013

3 2 1

Sale Price

$802,000

Sale Date: 11/11/2017

Distance from Property: 153m A



2/357 WILLIAMSTOWN RD, YARRAVILLE, VIC

3 1 1

Sale Price

$691,000

Sale Date: 09/11/2017

Distance from Property: 61m B



7/156 FRANCIS ST, YARRAVILLE, VIC 3013

2 2 1

Sale Price

***$650,000**

Sale Date: 14/04/2018

Distance from Property: 457m C

This report has been compiled on 24/04/2018 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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	382A WILLIAMSTOWN ROAD, YARRAVILLE, VIC 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:	$660,000 to $720,000

Median sale price

Median price	$502,500	House		Unit	X	Suburb	YARRAVILLE
Period	01 April 2017 to 31 March 2018	Source	pricefinder				

Comparable property sales

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
3/14 GORDON PDE, YARRAVILLE, VIC 3013	$802,000	11/11/2017
2/357 WILLIAMSTOWN RD, YARRAVILLE, VIC 3013	$691,000	09/11/2017
7/156 FRANCIS ST, YARRAVILLE, VIC 3013	*$650,000	14/04/2018