

## Comparable Sales

### Yarraville and Surrounds

Address	Suburb	Sale Date	Sale Price	Building Area (m2)	Price (per m2)
1/131 Hyde Street	Footscray (Yarraville)	Sep-18	\$670,000	114	\$5,877
2/131 Hyde Street	Footscray (Yarraville)	Feb-19	\$600,000	114	\$5,263
7/131 Hyde Street	Footscray (Yarraville)	Oct-18	\$730,000	171	\$4,269
11/131 Hyde Street	Footscray (Yarraville)	May-17	\$715,000	170	\$4,206
33/131 Hyde Street	Footscray (Yarraville)	Mar-17	\$549,000	129	\$4,256
12/167 Hyde Street	Yarraville	Nov-18	\$660,000	193	\$3,420
22/15 Earsdon Street	Yarraville	Sep-19	\$566,500	153	\$3,703
28/15 Earsdon Street	Yarraville	May-19	\$525,800	153	\$3,437
25/10 Cawley Road	Yarraville/Brooklyn	Jan-20	\$352,000	91	\$3,868
45/10 Cawley Road	Yarraville/Brooklyn	Dec-18	\$374,000	108	\$3,463
44/10 Cawley Road	Yarraville/Brooklyn	Feb-19	\$363,000	108	\$3,361
23/46 Graingers Road	West Footscray	Aug-19	\$550,000	124	\$4,435
26/46 Graingers Road	West Footscray	Jul-20	\$495,000	124	\$3,992
11/50 Hudsons Road	Spotswood	Oct-19	\$357,500	86	\$4,157
204B Hall Street	Spotswood	Nov-19	\$690,000	182	\$3,791
17/1 Millers Road	Brooklyn	Jul-19	\$510,000	151	\$3,377
19/1 Millers Road	Brooklyn	Sep-19	\$429,000	116	\$3,701
23/1 Millers Road	Brooklyn	Oct-19	\$429,000	127	\$3,378
<b>CURRENT LISTINGS</b>					
48/10 Cawley Road	Yarraville	current	\$380000-\$420000	94	\$4,468
216 Whitehall Street	Yarraville	current	\$1,150,000	253	\$4,545
Lot 8			\$385,000	103	\$3,738

Lot 7	\$445,000	107	\$4,159
Lot 6	\$675,000	155	\$4,355
Lot 1	\$647,000	152	\$4,257