### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$360,000	&	\$380,000

#### Median sale price

Median price	\$542,450	Pro	perty Type U	nit		Suburb	Melbourne
Period - From	03/05/2023	to	02/05/2024	Sc	ource	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	4/90 Bourke St MELBOURNE 3000	\$415,000	12/12/2023
2	113/108 Flinders St MELBOURNE 3000	\$395,000	17/11/2023
3	36/187 Collins St MELBOURNE 3000	\$352,000	18/01/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/05/2024 09:14









**Property Type:** Apartment/Unit **Land Size:** 55 sqm approx Agent Comments

Indicative Selling Price \$360,000 - \$380,000 Median Unit Price 03/05/2023 - 02/05/2024: \$542,450

# Comparable Properties



4/90 Bourke St MELBOURNE 3000 (REI)

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Price: \$415,000 Method: Private Sale Date: 12/12/2023

Property Type: Apartment

Agent Comments



113/108 Flinders St MELBOURNE 3000 (REI/VG)

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Price: \$395,000 Method: Private Sale Date: 17/11/2023

Property Type: Apartment

**Agent Comments** 



36/187 Collins St MELBOURNE 3000 (REI)

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Price: \$352,000 Method: Private Sale Date: 18/01/2024

Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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