

# 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

1911/199 William Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$705,000

### Median sale price

Median price

\$438,250

Property Type

Unit

Suburb

Melbourne

Period - From

16/09/2018

to

15/09/2019

Source

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	Price	Date of sale
1	406/225 Elizabeth St MELBOURNE 3000	\$715,000	12/08/2019
2	2810/8 Pearl River Rd DOCKLANDS 3008	\$680,000	26/08/2019
3	2908/180 City Rd SOUTHBANK 3006	\$670,000	25/05/2019

**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 six months.~~

This Statement of Information was prepared on:

16/09/2019 09:04



**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$705,000  
**Median Unit Price**  
16/09/2018 - 15/09/2019: \$438,250

## Comparable Properties



**406/225 Elizabeth St MELBOURNE 3000 (REI)** **Agent Comments**



**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 12/08/2019  
**Rooms:** 4  
**Property Type:** Apartment



**2810/8 Pearl River Rd DOCKLANDS 3008 (REI)** **Agent Comments**



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 26/08/2019  
**Rooms:** 6  
**Property Type:** Apartment



**2908/180 City Rd SOUTHBANK 3006 (REI/VG)** **Agent Comments**



**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 25/05/2019  
**Property Type:** Apartment