

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 2706/8 Downie Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$440,000

Median sale price

Median price \$410,000 House Unit X Suburb Melbourne

Period - From 01/01/2019 to 31/03/2019 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 | 1501/31 Abeckett St MELBOURNE 3000 | \$455,000 | 08/05/2019 |
| 2 | 3710/80 Abeckett St MELBOURNE 3000 | \$443,000 | 13/05/2019 |
| 3 | 406/5 Sutherland St MELBOURNE 3000 | \$435,000 | 29/04/2019 |

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.



2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$440,000
Median Unit Price
March quarter 2019: \$410,000

Comparable Properties



1501/31 Abeckett St MELBOURNE 3000 (REI) Agent Comments

2 1 -

Price: \$455,000
Method: Private Sale
Date: 08/05/2019
Rooms: -
Property Type: Apartment



3710/80 Abeckett St MELBOURNE 3000 (VG) Agent Comments

2 - -

Price: \$443,000
Method: Sale
Date: 13/05/2019
Rooms: -
Property Type: Strata Unit/Flat



406/5 Sutherland St MELBOURNE 3000 (REI) Agent Comments

2 1 -

Price: \$435,000
Method: Private Sale
Date: 29/04/2019
Rooms: 3
Property Type: Apartment