

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

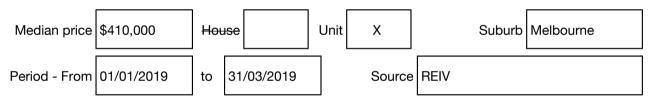
2706/8 Downie Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$440,000

Median sale price



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.

Account - Brady Residential | P: 03 9602 3866 | F: 03 9602 2733

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

BRADYresidential





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



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

3710/80 Abeckett St MELBOURNE 3000 (VG)

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Agent Comments



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



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

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

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