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

2104/8 Downie Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$350,000		&		\$370,000				
Median sale p	rice								
Median price	\$455,000	Pro	operty Type	Unit			Suburb	Melbourne	
Period - From	01/04/2019	to	30/06/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	902/25-33 Wills St MELBOURNE 3000	\$366,000	27/08/2019
2	807/639 Lonsdale St MELBOURNE 3000	\$365,000	31/07/2019
3	1803/25-33 Wills St MELBOURNE 3000	\$365,000	15/06/2019

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.

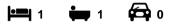
This Statement of Information was prepared on:

08/10/2019 13:46



BRADY residential





Property Type: Apartment Agent Comments

Indicative Selling Price \$350,000 - \$370,000 Median Unit Price June quarter 2019: \$455,000

Comparable Properties



902/25-33 Wills St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$366,000 Method: Private Sale Date: 27/08/2019 Rooms: 2 Property Type: Apartment

807/639 Lonsdale St MELBOURNE 3000 (VG) Agent Comments



Price: \$365,000 Method: Sale Date: 31/07/2019 Property Type: Strata Unit/Flat

1803/25-33 Wills St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$365,000 Method: Private Sale Date: 15/06/2019 Rooms: 2 Property Type: Apartment

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

propertydata



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.