

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

202/481 Victoria Street, West Melbourne Vic 3003

Indicative selling price

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

Single price

\$814,000

Median sale price

Median price

\$730,500

House

Unit

X

Suburb

West Melbourne

Period - From

01/04/2019

to

30/06/2019

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	1002/2 Newquay Prm DOCKLANDS 3008	\$900,000	08/06/2019
2	302/85 Leveson St NORTH MELBOURNE 3051	\$890,000	18/03/2019
3	7/680 Victoria St NORTH MELBOURNE 3051	\$825,000	30/04/2019

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.

202/481 Victoria Street, West Melbourne Vic 3003



2 2 1

Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$814,000

Median Unit Price

June quarter 2019: \$730,500

Comparable Properties



1002/2 Newquay Prm DOCKLANDS 3008 (REI) **Agent Comments**

2 2 2

Price: \$900,000
Method: Private Sale
Date: 08/06/2019
Rooms: 4
Property Type: Apartment

302/85 Leveson St NORTH MELBOURNE 3051 (REI/VG) **Agent Comments**

2 2 1

Price: \$890,000
Method: Sold Before Auction
Date: 18/03/2019
Rooms: -
Property Type: Apartment



7/680 Victoria St NORTH MELBOURNE 3051 (REI/VG) **Agent Comments**

2 1 1

Price: \$825,000
Method: Sold Before Auction
Date: 30/04/2019
Rooms: -
Property Type: Townhouse (Res)