Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including sub3000 and postcode

Address 2/114 Hardware Street, Melbourne Vic

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$535,000							
Median sale price								
Median price	\$525,000	Property Type Un	it	Suburb	Melbourne			
Period - From	01/07/2019	to 30/09/2019	Sourc	ce 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.

Ade	dress of comparable property	Price	Date of sale
1	2507/500 Elizabeth St MELBOURNE 3000	\$540,000	13/07/2019
2	2307/155 Franklin St MELBOURNE 3000	\$535,000	20/09/2019
3	604/501 Little Collins St MELBOURNE 3000	\$530,000	09/08/2019

OR

B*_ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

06/11/2019 10:49









Property Type: Apartment Agent Comments Indicative Selling Price \$535,000 Median Unit Price September quarter 2019: \$525,000

Comparable Properties

2507/500 Elizabeth St MELBOURNE 3000 (VG) Agent Comments



Price: \$540,000 Method: Sale Date: 13/07/2019 Property Type: Strata Unit/Flat



2307/155 Franklin St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$535,000 Method: Private Sale Date: 20/09/2019 Property Type: Apartment



604/501 Little Collins St MELBOURNE 3000 (VG)



Price: \$530,000 Method: Sale Date: 09/08/2019 Property Type: Strata Unit/Flat Agent Comments

Account - Paramount Residential Real Estate | P: 03 9077 6838 | F: 03 9077 6940



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.