

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

Indicative selling price

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

Single price

Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:



 3  1  1

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

 2  -  -

Price: \$540,000

Method: Sale

Date: 13/07/2019

Property Type: Strata Unit/Flat



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

 2  1  -

Price: \$535,000

Method: Private Sale

Date: 20/09/2019

Property Type: Apartment



604/501 Little Collins St MELBOURNE 3000 (VG) Agent Comments

 2  -  -

Price: \$530,000

Method: Sale

Date: 09/08/2019

Property Type: Strata Unit/Flat