

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

Range between &

Median sale price

Median price House Unit 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	904/601 Little Collins St MELBOURNE 3000	\$280,000	14/11/2018
2	112/155 Bourke St MELBOURNE 3000	\$270,500	10/10/2018
3	910/60 Market St MELBOURNE 3000	\$261,000	06/11/2018

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$250,000 - \$275,000
Median Unit Price
 Year ending September 2018: \$530,000

Comparable Properties



904/601 Little Collins St MELBOURNE 3000 (REI) [Agent Comments](#)



Price: \$280,000
Method: Private Sale
Date: 14/11/2018
Rooms: 2
Property Type: Apartment



112/155 Bourke St MELBOURNE 3000 (REI) [Agent Comments](#)



Price: \$270,500
Method: Private Sale
Date: 10/10/2018
Rooms: 3
Property Type: Apartment



910/60 Market St MELBOURNE 3000 (REI) [Agent Comments](#)



Price: \$261,000
Method: Private Sale
Date: 06/11/2018
Rooms: 2
Property Type: Apartment