

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

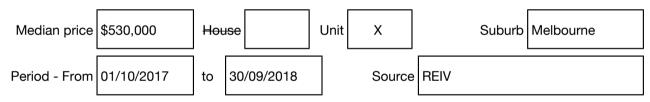
202/318 Little Bourke Street, Melbourne Vic 3000

Indicative selling price

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

Range between	\$250,000	&	\$275,000	

Median sale price



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.

Account - Dixon Kestles South Melbourne | P: 03 96903488 | F: 03 96994581

propertydata

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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.







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



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

112/155 Bourke St MELBOURNE 3000 (REI)

904/601 Little Collins St MELBOURNE 3000

Agent Comments

Agent Comments



(REI)

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



910/60 Market St MELBOURNE 3000 (REI)



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

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