

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

191 Stanley Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$615,000 House Unit X Suburb West Melbourne

Period - From 01/07/2016 to 30/06/2017 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	148 Adderley St WEST MELBOURNE 3003	\$1,370,000	24/06/2017
2	236 Roden St WEST MELBOURNE 3003	\$1,251,000	14/09/2017
3	181 Abbotsford St NORTH MELBOURNE 3051	\$1,150,000	14/09/2017

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.~~

191 Stanley Street, West Melbourne Vic 3003



 3  1 

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
Year ending June 2017: \$615,000

Comparable Properties



148 Adderley St WEST MELBOURNE 3003 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,370,000
Method: Auction Sale
Date: 24/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 122 sqm approx



236 Roden St WEST MELBOURNE 3003 (REI)

Agent Comments

 3  3  1

Price: \$1,251,000
Method: Sold Before Auction
Date: 14/09/2017
Rooms: -
Property Type: Townhouse (Res)



181 Abbotsford St NORTH MELBOURNE 3051 (REI)

Agent Comments

 2  1  -

Price: \$1,150,000
Method: Private Sale
Date: 14/09/2017
Rooms: -
Property Type: House (Res)