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

604/133 Jolimont Road, East Melbourne Vic 3002

Indicative selling price

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Single price \$170,000

Median sale price

Median price	\$640,000	Pro	perty Type Unit		Suburb	East Melbourne
Period - From	01/07/2019	to	30/09/2019	Sour	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.

Add	dress of comparable property	Price	Date of sale
1	101/62-68 Hayward La MELBOURNE 3000	\$195,000	20/07/2019
2	125/268 Flinders St MELBOURNE 3000	\$176,000	15/05/2019
3	125/546 Flinders St MELBOURNE 3000	\$160,500	25/06/2019

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:

24/10/2019 11:51









Property Type: Apartment **Land Size:** 2076 sqm approx Agent Comments Nick Walters 03 9682 6222 0438 557 885 nick@kingsfordproperty.com.au

Indicative Selling Price \$170,000 Median Unit Price September quarter 2019: \$640,000

Comparable Properties



101/62-68 Hayward La MELBOURNE 3000 (VG) Agent Comments



Price: \$195,000 Method: Sale Date: 20/07/2019 Property Type: Strata Unit/Flat



125/268 Flinders St MELBOURNE 3000 (VG)

Agent Comments

Agent Comments



Price: \$176,000 Method: Sale Date: 15/05/2019 Property Type: Flat/Unit/Apartment (Res)



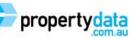
125/546 Flinders St MELBOURNE 3000 (VG)



Price: \$160,500 Method: Sale Date: 25/06/2019 Property Type: Strata Unit/Flat

Account - Kingsford Property Southbank | P: 03 9682 6222 | F: 03 9682 6200





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.