

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

1817/199 WILLIAM STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

625/199 WILLIAM STREET MELBOURNE VIC 3000	\$445,000	18-Dec-24
1513/199 WILLIAM STREET MELBOURNE VIC 3000	\$405,000	11-Dec-24
1706/199 WILLIAM STREET MELBOURNE VIC 3000	\$400,000	14-Jan-25

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 6 months.~~

This Statement of Information was prepared on: 10 February 2025



**625/199 WILLIAM STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$445,000** Sold Date **18-Dec-24**

Distance **0km**



**1513/199 WILLIAM STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **\$405,000** Sold Date **11-Dec-24**

Distance **0km**



**1706/199 WILLIAM STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **\$400,000** Sold Date **14-Jan-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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