



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

208/493-499 Victoria Street, West Melbourne, 3003

Indicative selling price

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

Single price

or range between

\$510,000.00

&

\$550,000.00

Median sale price

Median price

\$492,500.00

Property type

Unit/Apartment,
Storage Cage

Suburb

WEST MELBOURNE

Period - From

Nov 2022

to

Oct 2023

Source

Corelogic

Comparable property sales

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
514/15 CARAVEL LANE DOCKLANDS VIC 3008	\$540,000.00	6/07/2023
302/117 STUDIO LANE DOCKLANDS VIC 3008	\$540,000.00	21/09/2023
67/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$530,000.00	2/10/2023

This Statement of Information was prepared on:

Tuesday 28th November 2023