

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

305/112 Adderley Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$500,000 Property Type Unit Suburb West Melbourne

Period - From 01/04/2022 to 31/03/2023 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	213/94 Stanley St WEST MELBOURNE 3003	\$870,000	05/05/2023
2	1907/23 Batman St WEST MELBOURNE 3003	\$850,000	20/05/2023
3	607/5 Wominjeka Wlk WEST MELBOURNE 3003	\$796,000	06/05/2023

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:

22/06/2023 10:33



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending March 2023: \$500,000

Comparable Properties

213/94 Stanley St WEST MELBOURNE 3003 (VG)

Agent Comments



Price: \$870,000
Method: Sale
Date: 05/05/2023
Property Type: Strata Unit/Flat



1907/23 Batman St WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 20/05/2023
Property Type: Apartment



607/5 Wominjeka Wlk WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$796,000
Method: Auction Sale
Date: 06/05/2023
Property Type: Apartment

Account - SASH MELBOURNE | P: 0431 619 009