Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 611/199 William Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$490,000		&		\$539,000					
Median sale pi	rice									
Median price	\$527,500	Pro	operty Type	Unit			Suburb	Melbourne		
Period - From	01/04/2020	to	31/03/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1511/199 William St MELBOURNE 3000	\$510,000	30/01/2021
2	1414/325 Collins St MELBOURNE 3000	\$500,000	25/03/2021
3	610/7 Katherine PI MELBOURNE 3000	\$500,000	04/04/2021

OR

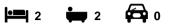
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

03/05/2021 16:09







Property Type: Apartment Agent Comments

Indicative Selling Price \$490,000 - \$539,000 **Median Unit Price** Year ending March 2021: \$527,500

Comparable Properties





610/7 Katherine PI MELBOURNE 3000 (REI)



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Agent Comments

Price: \$500,000 Method: Private Sale Date: 04/04/2021 Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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.