## 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	2510/8 Downie Street, Melbourne Vic 3000
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$500,000

#### Median sale price

Median price	\$410,000	Hou	se	Unit	х	Suburb	Melbourne
Period - From	01/01/2019	to	31/03/2019		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.

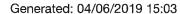
Add	dress of comparable property	Price	Date of sale
1	2907/135 City Rd SOUTHBANK 3006	\$520,000	10/03/2019
2	270 King St MELBOURNE 3000	\$520,000	26/04/2019
3	605/639 Lonsdale St MELBOURNE 3000	\$490,000	09/04/2019

#### 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.



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Rooms: **Property Type:** Agent Comments

**Indicative Selling Price** \$500,000 **Median Unit Price** March quarter 2019: \$410,000



# Comparable Properties



2907/135 City Rd SOUTHBANK 3006 (REI/VG) Agent Comments

Price: \$520,000 Method: Private Sale Date: 10/03/2019 Rooms: 4

Property Type: Apartment



270 King St MELBOURNE 3000 (REI)

2

Price: \$520,000 Method: Private Sale Date: 26/04/2019

Rooms: -

Property Type: Apartment

Agent Comments

605/639 Lonsdale St MELBOURNE 3000 (REI)

2



Price: \$490,000 Method: Private Sale Date: 09/04/2019

Rooms: 3 Property Type: Apartment Agent Comments

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