

## 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

2510/8 Downie Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$500,000

#### Median sale price

Median price

\$410,000

House

Unit

X

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.

	Address 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.~~

2510/8 Downie Street, Melbourne Vic 3000



Google

Map data ©2019 Google

2 1 1

**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**

2 1 1

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



**270 King St MELBOURNE 3000 (REI)** **Agent Comments**

2 1 1

**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 26/04/2019  
**Rooms:** -  
**Property Type:** Apartment

**605/639 Lonsdale St MELBOURNE 3000 (REI)** **Agent Comments**

2 1 1

**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 09/04/2019  
**Rooms:** 3  
**Property Type:** Apartment