

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

211/29 MARKET STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 806/9 MCKILLOP STREET MELBOURNE VIC 3000 | \$410,000 | 05-Jul-22 |
| 2209/8 DOWNIE STREET MELBOURNE VIC 3000 | \$409,999 | 13-Mar-22 |
| 113/9 DEGRAVES STREET MELBOURNE VIC 3000 | \$415,000 | 07-Apr-22 |

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 6 months.~~

This Statement of Information was prepared on: 18 July 2022



**806/9 MCKILLOP STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

^{RS}

\$410,000

Sold Date

05-Jul-22

Distance

0.36km



**2209/8 DOWNIE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

\$409,999

Sold Date

13-Mar-22

Distance

0.43km



**113/9 DEGRAVES STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$415,000

Sold Date

07-Apr-22

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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