Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale	
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$480,000	&	\$520,000
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Median sale price

Median price	\$478,564	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	01/01/2023	to	31/12/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	503/616 Little Collins St MELBOURNE 3000	\$516,000	23/01/2024
2	902/39 Queen St MELBOURNE 3000	\$490,000	26/09/2023
3			

OR

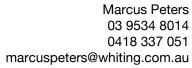
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/03/2024 15:46



Date of sale





Indicative Selling Price \$480,000 - \$520,000 Median Unit Price Year ending December 2023: \$478,564





Comparable Properties



503/616 Little Collins St MELBOURNE 3000 (REI/VG)

Price: \$516,000 Method: Private Sale Date: 23/01/2024

Property Type: Apartment

Agent Comments

Agent Comments



902/39 Queen St MELBOURNE 3000 (REI/VG)

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Price: \$490,000 Method: Private Sale Date: 26/09/2023

Property Type: Apartment **Land Size:** 63 sqm approx

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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



