

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

269 Adderley Street West Melbourne VIC 3003

Indicative selling price

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

Single Price

or range
between

\$1,450,000

&

\$1,595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2020

to

31 May 2021

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

12 Eades Place West Melbourne VIC 3003	\$1,360,000	10-Apr-21
64 Capel Street West Melbourne VIC 3003	\$1,370,000	19-Feb-21
98 Railway Place West Melbourne VIC 3003	\$1,670,000	15-May-21

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: 24 June 2021



12 Eades Place West Melbourne VIC 3003 Sold Price **\$1,360,000** Sold Date **10-Apr-21**

 3  1  -

Distance **0.73km**



64 Capel Street West Melbourne VIC 3003 Sold Price **\$1,370,000** Sold Date **19-Feb-21**

 3  1  -

Distance **1.07km**



98 Railway Place West Melbourne VIC 3003 Sold Price ^{RS} **\$1,670,000** Sold Date **15-May-21**

 3  3  2

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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