

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 11/114 Hardware Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range

\$630,000

&

\$660,000

Median sale price

Median price

\$409,999

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

01/11/2022

to

01/10/2023

Source

Corelogic

Comparable property sales

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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
10/114 HARDWARE STREET, MELBOURNE VIC 3000	\$680,000	09/08/2023
162/538 LITTLE LONSDALE STREET, MELBOURNE VIC 3000	\$630,000	14/10/2023
16/540 SWANSTON STREET, CARLTON VIC 3053	\$630,000	14/06/2023

This Statement of Information was prepared on: 16/11/2023