

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

306/62-68 HAYWARD LANE 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

\$200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 2024

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

503/62-68 HAYWARD LANE MELBOURNE VIC 3000	\$205,000	31-Aug-23
309/112 A'BECKETT STREET MELBOURNE VIC 3000	\$198,000	14-Sep-23
509/181 A'BECKETT STREET MELBOURNE VIC 3000	\$220,000	18-Dec-23

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: 02 February 2024



**503/62-68 HAYWARD LANE
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$205,000** Sold Date **31-Aug-23**

Distance **0km**

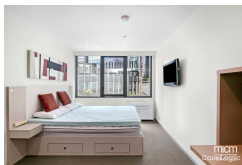


**309/112 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$198,000** Sold Date **14-Sep-23**

Distance **0.61km**



**509/181 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **\$220,000** Sold Date **18-Dec-23**

Distance **0.78km**

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

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