

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

1704/199 WILLIAM 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

or range
between

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

5005/500 ELIZABETH STREET MELBOURNE VIC 3000

\$700,000

03-Nov-23

2901/8 SUTHERLAND STREET MELBOURNE VIC 3000

\$705,000

06-Oct-23

1104/60 SIDDELEY STREET DOCKLANDS VIC 3008

\$714,000

22-Nov-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: 04 March 2024



**5005/500 ELIZABETH STREET
MELBOURNE VIC 3000**

3 2 -

Sold Price **\$700,000** Sold Date **03-Nov-23**

Distance **0.88km**



**2901/8 SUTHERLAND STREET
MELBOURNE VIC 3000**

3 2 -

Sold Price **\$705,000** Sold Date **06-Oct-23**

Distance **0.51km**



**1104/60 SIDDELEY STREET
DOCKLANDS VIC 3008**

3 2 -

Sold Price ^{RS} **\$714,000** Sold Date **22-Nov-23**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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