

Statement of Information

Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: _____

Suburb: West Melbourne State: Vic Postcode: 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: \$ 1900000 and \$ 2000000

Median sale price

Median price: \$ 1650000

Property type: Townhouse

Suburb: West Melbourne

Period - From: 11 / 06 / 2024 to: 11 / 12 / 2024 Source: realestate.com.au, Pricefinder

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 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 |
|---|--------------------------------|----------|--------------|
| 1 | _____ | \$ _____ | _____ |
| 2 | _____ | \$ _____ | _____ |
| 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: 11 December 2024