

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

1615/199 William Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$449,900 & \$469,900

Median sale price

Median price \$515,444 Property Type Unit Suburb Melbourne

Period - From 01/10/2020 to 30/09/2021 Source REIV

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	611/199 William St MELBOURNE 3000	\$520,000	07/06/2021
2	4013A/618 Lonsdale St MELBOURNE 3000	\$482,000	27/08/2021
3	4403/33 Rose La MELBOURNE 3000	\$474,999	24/07/2021

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:

25/10/2021 17:22



2 1 0

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$449,900 - \$469,900

Median Unit Price

Year ending September 2021: \$515,444

Comparable Properties



**611/199 William St MELBOURNE 3000
(REI/VG)**

Agent Comments

2 2 -

Price: \$520,000
Method: Private Sale
Date: 07/06/2021
Property Type: Apartment

**4013A/618 Lonsdale St MELBOURNE 3000
(VG)**

Agent Comments

2 - -

Price: \$482,000
Method: Sale
Date: 27/08/2021
Property Type: Strata Unit/Flat

4403/33 Rose La MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$474,999
Method: Sale
Date: 24/07/2021
Property Type: Flat/Unit/Apartment (Res)