

## 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

404/17 SINGERS LANE MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$275,000

&

\$285,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

411/17 SINGERS LANE MELBOURNE VIC 3000	\$350,000	29-May-23
511/17 SINGERS LANE MELBOURNE VIC 3000	\$350,000	19-Apr-23
811/17 SINGERS LANE MELBOURNE VIC 3000	\$341,000	22-Dec-22

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: 05 June 2024



**411/17 SINGERS LANE MELBOURNE** Sold Price **\$350,000** Sold Date **29-May-23**  
**VIC 3000**

1 1 -

Distance **0.03km**



**511/17 SINGERS LANE MELBOURNE** Sold Price Sold Date **19-Apr-23**  
**VIC 3000**

1 1 -

Distance **0km**



**811/17 SINGERS LANE MELBOURNE** Sold Price **\$341,000** Sold Date **22-Dec-22**  
**VIC 3000**

1 1 -

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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