

## 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

9/11 Anderson Street, West Melbourne Vic 3003

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$770,000

&

\$840,000

#### Median sale price

Median price \$650,000

House

Unit

X

Suburb West Melbourne

Period - From 01/10/2016

to 30/09/2017

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	10/11 Anderson St WEST MELBOURNE 3003	\$850,000	07/10/2017
2	2/49 Stanley St WEST MELBOURNE 3003	\$805,000	12/08/2017
3	16/55 Batman St WEST MELBOURNE 3003	\$801,000	28/10/2017

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.~~

9/11 Anderson Street, West Melbourne Vic 3003

Scott McElroy

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**Indicative Selling Price**

\$770,000 - \$840,000

**Median Unit Price**

Year ending September 2017: \$650,000



 3  1  1

**Rooms:**

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**10/11 Anderson St WEST MELBOURNE 3003 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$850,000

**Method:** Auction Sale

**Date:** 07/10/2017

**Rooms:** -

**Property Type:** Apartment



**2/49 Stanley St WEST MELBOURNE 3003 (REI)**

**Agent Comments**

 2  1  -

**Price:** \$805,000

**Method:** Auction Sale

**Date:** 12/08/2017

**Rooms:** -

**Property Type:** Apartment



**16/55 Batman St WEST MELBOURNE 3003 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$801,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** -

**Property Type:** Apartment