

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

415/17 SINGERS LANE 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

3502/350 WILLIAM STREET MELBOURNE VIC 3000	\$370,000	18-Mar-24
2204/28 WILLS STREET MELBOURNE VIC 3000	\$340,000	27-Jan-24
2813/135 A'BECKETT STREET MELBOURNE VIC 3000	\$361,000	27-Dec-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: 19 April 2024



3502/350 WILLIAM STREET MELBOURNE VIC 3000

1 1 -

Sold Price

RS

\$370,000

Sold Date

18-Mar-24

Distance

0km



2204/28 WILLS STREET MELBOURNE VIC 3000

1 1 -

Sold Price

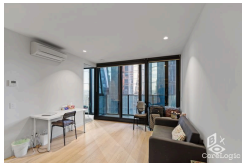
\$340,000

Sold Date

27-Jan-24

Distance

0.11km



2813/135 A'BECKETT STREET MELBOURNE VIC 3000

1 1 -

Sold Price

RS

\$361,000

Sold Date

27-Dec-23

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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