

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

1102/22 Coromandel Place, Melbourne Vic 3000

Indicative selling price

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

Range between

\$350,000

&

\$385,000

Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2020

to

30/06/2021

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	2501/48 Balston St SOUTHBANK 3006	\$380,000	30/06/2021
2	41/222 Victoria St MELBOURNE 3000	\$380,000	29/04/2021
3	602/199 William St MELBOURNE 3000	\$380,000	06/08/2021

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:

08/10/2021 00:00



2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

Year ending June 2021: \$525,000

Comparable Properties

2501/48 Balston St SOUTHBANK 3006 (VG)

Agent Comments

2
 -
 -

Price: \$380,000

Method: Sale

Date: 30/06/2021

Property Type: Flat/Unit/Apartment (Res)



41/222 Victoria St MELBOURNE 3000 (REI/VG)

Agent Comments

2
 1
 -

Price: \$380,000

Method: Private Sale

Date: 29/04/2021

Property Type: Apartment



602/199 William St MELBOURNE 3000 (REI)

Agent Comments

2
 1
 -

Price: \$380,000

Method: Private Sale

Date: 06/08/2021

Property Type: Apartment

Account - VICPROP