## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

Propert 1	ty offered	for sal	е
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Address Including suburb and postcode	
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#### Indicative selling price

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

Single price \$875,000

#### Median sale price

Median price \$700,000	Pro	pperty Type Uni	t	Subu	rb West Melbourne
Period - From 01/10/2019	to	30/09/2020	Sou	rce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	20/11 Anderson St WEST MELBOURNE 3003	\$1,050,000	14/08/2020
2	13/33 Jeffcott St WEST MELBOURNE 3003	\$760,000	18/08/2020
3			

#### 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:	13/11/2020 16:29



Date of sale



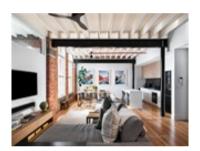


Property Type: Residential

Warehouse (Res) Agent Comments

**Indicative Selling Price** \$875,000 **Median Unit Price** Year ending September 2020: \$700,000

# Comparable Properties



20/11 Anderson St WEST MELBOURNE 3003 (REI/VG)

Price: \$1,050,000 Method: Private Sale Date: 14/08/2020

Property Type: Apartment

13/33 Jeffcott St WEST MELBOURNE 3003

(REI/VG)

**4** 3



Price: \$760,000 Method: Private Sale Date: 18/08/2020

**Property Type:** Apartment

**Agent Comments** 

Agent Comments

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.

Account - W B Simpson & Son | P: 03 9328 1213 | F: 03 9329 9030



