

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

83a Capel Street, West Melbourne Vic 3003

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price*

Median price

House

Unit

Suburb

West Melbourne

Period - From

to

Source

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	22 Purcell St NORTH MELBOURNE 3051	\$1,200,000	03/04/2018
2	28 Dorrit St CARLTON 3053	\$1,155,000	23/06/2018
3	19a Little Lothian St.S NORTH MELBOURNE 3051	\$1,115,000	17/03/2018

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

83a Capel Street, West Melbourne Vic 3003



1-2 2 2

Rooms:
Property Type: House (Res)
Land Size: 60 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
No median price available

83a Capel Street is a difficult property to identify direct comparable sales due to it's uniqueness.

Comparable Properties



22 Purcell St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

2 1 1

Price: \$1,200,000
Method: Private Sale
Date: 03/04/2018
Rooms: -
Property Type: House (Res)



28 Dorrit St CARLTON 3053 (REI)

Agent Comments

2 1 -

Price: \$1,155,000
Method: Auction Sale
Date: 23/06/2018
Rooms: -
Property Type: House (Res)



19a Little Lothian St.S NORTH MELBOURNE 3051 (REI)

Agent Comments

2 2 2

Price: \$1,115,000
Method: Sold Before Auction
Date: 17/03/2018
Rooms: -
Property Type: Townhouse (Res)