

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

112/288 ADDERLEY STREET WEST MELBOURNE VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jan 2024

to

31 Dec 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

1/55 PROVOST STREET NORTH MELBOURNE VIC 3051	\$745,000	21-Oct-24
4/55 PROVOST STREET NORTH MELBOURNE VIC 3051	\$740,000	19-Oct-24
103/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$750,000	11-Dec-24

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: 30 January 2025

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**1/55 PROVOST STREET NORTH
MELBOURNE VIC 3051**

2 2 1

Sold Price

^{RS}

\$745,000

Sold Date

21-Oct-24

Distance

0.63km



**4/55 PROVOST STREET NORTH
MELBOURNE VIC 3051**

2 2 1

Sold Price

\$740,000

Sold Date

19-Oct-24

Distance

0.63km



**103/275 ABBOTSFORD STREET
NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price

^{RS}

\$750,000

Sold Date

11-Dec-24

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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