

## 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

3313/350 WILLIAM STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$660,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

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

4501/27 TERRY STREET MELBOURNE VIC 3000	\$870,000	15-Sep-23
806/265-273 EXHIBITION STREET MELBOURNE VIC 3000	\$750,000	31-Oct-23
A'BECKETT STREET MELBOURNE VIC 3000	\$750,000	15-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: 04 January 2024



**4501/27 THERRY STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$870,000** Sold Date **15-Sep-23**

Distance **0.62km**



**4205/560 LONSDALE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$840,000** Sold Date **06-Sep-23**

Distance **0.28km**



**A'BECKETT STREET MELBOURNE  
VIC 3000**

2 2 1

Sold Price <sup>RS</sup> **\$750,000** Sold Date **15-Dec-23**

Distance **0.26km**



**806/265-273 EXHIBITION STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price <sup>RS</sup> **\$750,000**<sup>UN</sup> Sold Date **31-Oct-23**

Distance **1.13km**



**336-376 RUSSELL STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price <sup>RS</sup> **\$663,500** Sold Date **31-Aug-23**

Distance **0.93km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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