# 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

1218/199 William Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$390,000		&		\$410,000					
Median sale pi	rice									
Median price	\$555,000	Pro	operty Type	Unit			Suburb	Melbourne		
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1 cullens La NORTH MELBOURNE 3051	\$415,000	12/01/2021
2	309/1 Encounter Way DOCKLANDS 3008	\$400,000	15/01/2021
3	3707/120 Abeckett St MELBOURNE 3000	\$397,000	10/02/2021

OR

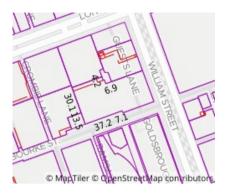
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/02/2021 16:43









**Property Type:** Apartment Agent Comments

Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> Indicative Selling Price \$390,000 - \$410,000 Median Unit Price December quarter 2020: \$555,000

# **Comparable Properties**



1 cullens La NORTH MELBOURNE 3051 (REI/VG)



Price: \$415,000 Method: Sold Before Auction Date: 12/01/2021 Property Type: Apartment Agent Comments

309/1 Encounter Way DOCKLANDS 3008 (REI) Agent Comments



Price: \$400,000 Method: Private Sale Date: 15/01/2021 Property Type: Apartment

3707/120 Abeckett St MELBOURNE 3000 (REI) Agent Comments



Price: \$397,000 Method: Private Sale Date: 10/02/2021 Rooms: 2 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.