## 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

44/16-18 Bennetts Lane, Melbourne Vic 3000

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$350,000		&		\$375,000			
Median sale p	rice							
Median price	\$509,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/07/2024	to	30/09/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	403/5 Sutherland St MELBOURNE 3000	\$375,000	14/09/2024
2	1418/555 Swanston St CARLTON 3053	\$375,000	20/08/2024
3	2408/5 Sutherland St MELBOURNE 3000	\$369,000	17/07/2024

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:

29/11/2024 18:31



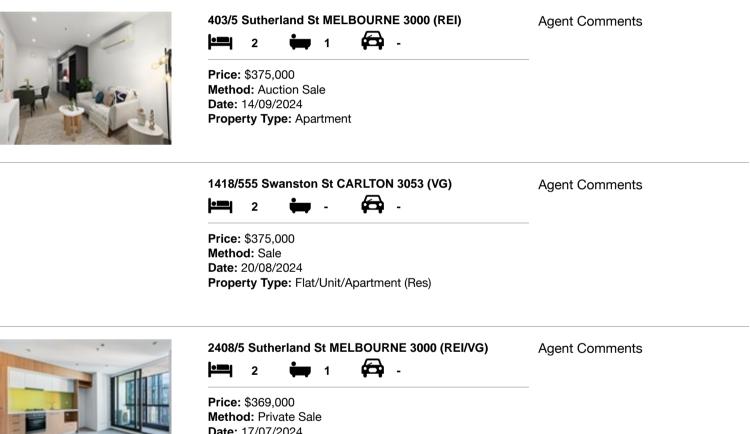
# **Dingle Partners**



Property Type: Apartment Agent Comments

**Indicative Selling Price** \$350,000 - \$375,000 **Median Unit Price** September guarter 2024: \$509,000

# **Comparable Properties**



Date: 17/07/2024 Property Type: Apartment

#### Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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