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	
positodae	

Indicative selling price

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

Median sale price*

Median price \$505,0	00 Pro	operty Type U	nit	5	Suburb	Melbourne
Period - From 28/12/2	2019 to	28/06/2020	So	ource	Property	/ Data

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

Address of comparable property		Price	Date of sale
1	11/668 Bourke St MELBOURNE 3000	\$450,000	16/04/2020
2	909/25 Wills St MELBOURNE 3000	\$425,000	20/04/2020
3	3401/120 Abeckett St MELBOURNE 3000	\$400,000	15/06/2020

OR

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

This Statement of Information was prepared on:	28/06/2020 22:42

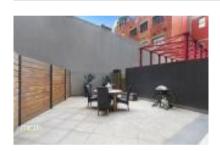






Indicative Selling Price \$400,000 Median Unit Price * 28/12/2019 - 28/06/2020: \$505,000 * Agent calculated median

Comparable Properties



11/668 Bourke St MELBOURNE 3000 (REI)

(2) 1

4 1

Price: \$450,000 Method: Private Sale Date: 16/04/2020

Property Type: Apartment

Agent Comments

Agent Comments



909/25 Wills St MELBOURNE 3000 (REI/VG)

2 1 **2** 1 **6**

Price: \$425,000 **Method:** Private Sale **Date:** 20/04/2020

Rooms: 2

Property Type: Apartment



3401/120 Abeckett St MELBOURNE 3000 (REI) Agent Comments

= 1 **=** 1 **=**

Price: \$400,000 Method: Private Sale Date: 15/06/2020

Property Type: Apartment

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



