

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode

210-228 STANLEY STREET, WEST MELBOURNE VIC 3003

### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price	Or range between	Lower price	&	Higher price
One-bedroom, one bath, one car	\$495,000		\$		\$

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	\$1,210,000	Suburb	West Melbourne		
Period - From	01 July 2023	To	30 June 2024	Source	REA

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* — These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

#### Unit type or class

E.g. One bedroom units

#### Address of comparable unit

#### Price

#### Date of sale

Unit type or class	Address of comparable unit	Price	Date of sale
Three-bedroom, two-bathroom, two cars	1	\$	
	2	\$	
	3	\$	

OR

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

This Statement of Information was prepared on:

23 July 2024