

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

2203/8 Downie Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$340,000

Median sale price

Median price

\$509,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2024

to

30/09/2024

Source

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.

	Address of comparable property	Price	Date of sale
1	1701/8 Downie St MELBOURNE 3000	\$350,000	12/09/2024
2	1211/23 Mackenzie St MELBOURNE 3000	\$343,000	11/09/2024
3	412/551 Flinders La MELBOURNE 3000	\$340,000	19/07/2024

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:

17/12/2024 17:26



Property Type:
Agent Comments

Indicative Selling Price
\$340,000
Median Unit Price
September quarter 2024: \$509,000

Comparable Properties



1701/8 Downie St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 12/09/2024
Property Type: Apartment



1211/23 Mackenzie St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$343,000
Method: Private Sale
Date: 11/09/2024
Property Type: Apartment



412/551 Flinders La MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 19/07/2024
Property Type: Apartment

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



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