

## 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

71 IRELAND STREET WEST MELBOURNE VIC 3003

### Indicative selling price

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

Single Price

or range  
between

\$2,500,000

&

\$2,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$503,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

### 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 6 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

Address of comparable property	Price	Date of sale
73 IRELAND STREET WEST MELBOURNE VIC 3003	\$2,500,000	26-Sep-23

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 6 months.

This Statement of Information was prepared on: 27 November 2024

Team 477

M 0405030000

E mark@melcorp.com.au



73 Ireland Street, West  
Melbourne VIC 3003

 3  3 

Sold Price

**\$2,500,000 SOLD: 26-Sep-2024**

Distance

**0.02km**

RS = Recent sale

UN = Undisclosed Sale

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