

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

1212/199 WILLIAM STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

or range
between

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

102/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$340,000	12-Jan-24
703/263 FRANKLIN STREET MELBOURNE VIC 3000	\$368,000	19-Apr-24
124/172 WILLIAM STREET MELBOURNE VIC 3000	\$365,000	19-Mar-24

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: 06 June 2024



102/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 1 -

Sold Price **\$340,000** Sold Date **12-Jan-24**

Distance **0.2km**



703/263 FRANKLIN STREET MELBOURNE VIC 3000

2 1 -

Sold Price ^{RS} **\$368,000** Sold Date **19-Apr-24**

Distance **0.56km**



124/172 WILLIAM STREET MELBOURNE VIC 3000

2 1 1

Sold Price **\$365,000** Sold Date **19-Mar-24**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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