

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

409/9 Degraives Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$440,000

&

\$460,000

Median sale price

Median price \$501,900

Property Type Unit

Suburb Melbourne

Period - From 01/10/2021

to 31/12/2021

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	1606/225 Elizabeth St MELBOURNE 3000	\$459,000	10/09/2021
2	906/11 Rose La MELBOURNE 3000	\$451,500	30/10/2021
3	1202/241 City Rd SOUTHBANK 3006	\$447,000	21/11/2021

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:

25/01/2022 11:43



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$440,000 - \$460,000

Median Unit Price

December quarter 2021: \$501,900

Comparable Properties



1606/225 Elizabeth St MELBOURNE 3000 (REI) **Agent Comments**

2 1 -

Price: \$459,000

Method: Private Sale

Date: 10/09/2021

Property Type: Apartment



906/11 Rose La MELBOURNE 3000 (REI/VG) **Agent Comments**

2 1 -

Price: \$451,500

Method: Private Sale

Date: 30/10/2021

Property Type: Apartment

1202/241 City Rd SOUTHBANK 3006 (REI/VG) **Agent Comments**

2 1 -

Price: \$447,000

Method: Private Sale

Date: 21/11/2021

Property Type: Apartment