

## 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

615/17 SINGERS LANE MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$320,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

710/17 SINGERS LANE MELBOURNE VIC 3000	\$324,000	31-Mar-23
413/17 SINGERS LANE MELBOURNE VIC 3000	\$338,000	22-Feb-23
411/17 SINGERS LANE MELBOURNE VIC 3000	\$350,000	29-May-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: 09 May 2024



## 710/17 SINGERS LANE MELBOURNE VIC 3000

1 1 -

Sold Price **\$324,000** Sold Date **31-Mar-23**

Distance **0km**



## 413/17 SINGERS LANE MELBOURNE VIC 3000

1 1 -

Sold Price **\$338,000** Sold Date **22-Feb-23**

Distance **0km**



## 411/17 SINGERS LANE MELBOURNE VIC 3000

1 1 -

Sold Price **\$350,000** Sold Date **29-May-23**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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