Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	924/199 William Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Single price \$396,000

Median sale price

Median price	\$526,000	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	01/10/2023	to	31/12/2023		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

1	115/20 Rakaia Way DOCKLANDS 3008	\$430,000	18/12/2023
2	809/200 Spencer St MELBOURNE 3000	\$430,000	16/12/2023
3	1114/65 Dudley St WEST MELBOURNE 3003	\$410,000	22/12/2023

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:	05/02/2024 10:25



Date of sale



Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> **Indicative Selling Price** \$396,000 **Median Unit Price** December quarter 2023: \$526,000



Property Type: Apartment **Agent Comments**

Comparable Properties

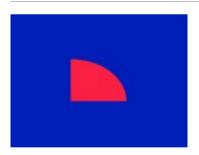


115/20 Rakaia Way DOCKLANDS 3008 (REI/VG)

Price: \$430,000 Method: Private Sale Date: 18/12/2023

Property Type: Apartment

Agent Comments



809/200 Spencer St MELBOURNE 3000

(REI/VG)



Price: \$430,000 Method: Private Sale Date: 16/12/2023

Property Type: Apartment

Agent Comments

Agent Comments



1114/65 Dudley St WEST MELBOURNE 3003

(REI)

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Price: \$410.000 Method: Private Sale Date: 22/12/2023

Property Type: Apartment





Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951