

# 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 924/199 William Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$396,000

### Median sale price

Median price \$526,000

Property 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	Price	Date of sale
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



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**Indicative Selling Price**

\$396,000

**Median Unit Price**

December quarter 2023: \$526,000



1   1   1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



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

Agent Comments

1   1   1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 18/12/2023

**Property Type:** Apartment



**809/200 Spencer St MELBOURNE 3000**  
(REI/VG)

Agent Comments

1   1   1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 16/12/2023

**Property Type:** Apartment



**1114/65 Dudley St WEST MELBOURNE 3003**  
(REI)

Agent Comments

1   1   1

**Price:** \$410,000

**Method:** Private Sale

**Date:** 22/12/2023

**Property Type:** Apartment

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



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