

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

101/28 Curzon Street, West Melbourne Vic 3003

Indicative selling price

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

Single price

\$725,000

Median sale price

Median price

\$593,500

Property Type

Unit

Suburb

West Melbourne

Period - From

25/11/2018

to

24/11/2019

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	19/55 Batman St WEST MELBOURNE 3003	\$730,000	12/10/2019
2	224 Elgin St CARLTON 3053	\$700,000	26/10/2019
3	65/33 Jeffcott St WEST MELBOURNE 3003	\$670,000	10/10/2019

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:

25/11/2019 10:17

101/28 Curzon Street, West Melbourne Vic 3003



2 1 1

Property Type: Apartment
Land Size: 71 sqm approx
Agent Comments

Indicative Selling Price
\$725,000

Median Unit Price
25/11/2018 - 24/11/2019: \$593,500

Comparable Properties



19/55 Batman St WEST MELBOURNE 3003 (REI/VG)

Agent Comments

2 2 -

Price: \$730,000
Method: Auction Sale
Date: 12/10/2019
Property Type: Apartment



224 Elgin St CARLTON 3053 (REI)

Agent Comments

2 1 2

Price: \$700,000
Method: Auction Sale
Date: 26/10/2019
Property Type: Apartment



65/33 Jeffcott St WEST MELBOURNE 3003 (REI/VG)

Agent Comments

2 1 1

Price: \$670,000
Method: Private Sale
Date: 10/10/2019
Property Type: Apartment

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.