

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

7/74-80 IRELAND STREET WEST MELBOURNE VIC 3003

Indicative selling price

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

Single Price

or range
between

\$990,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

12/561 SPENCER STREET WEST MELBOURNE VIC 3003	\$990,000	05-Feb-23
5/58 ABBOTSFORD STREET WEST MELBOURNE VIC 3003	\$1,020,000	04-May-23
7/1 PLANE TREE WAY NORTH MELBOURNE VIC 3051	\$1,010,000	23-Sep-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.

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**12/561 SPENCER STREET WEST
MELBOURNE VIC 3003**

3 1 1

Sold Price **\$990,000** Sold Date **05-Feb-23**

Distance **0.32km**

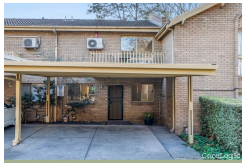


**5/58 ABBOTSFORD STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price **\$1,020,000** Sold Date **04-May-23**

Distance **0.07km**



**7/1 PLANE TREE WAY NORTH
MELBOURNE VIC 3051**

2 1 1

Sold Price **\$1,010,000** Sold Date **23-Sep-23**

Distance **0.83km**

RS = Recent sale UN = Undisclosed Sale

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