

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 1821/199 William Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$530,000 & \$560,000

Median sale price

Median price \$556,800 Property Type Unit Suburb Melbourne

Period - From 23/01/2024 to 22/01/2025 Source Property Data

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	4613/228 La Trobe St MELBOURNE 3000	\$585,000	13/11/2024
2	3307/318 Russell St MELBOURNE 3000	\$538,000	11/10/2024
3	5001/639 Little Lonsdale St MELBOURNE 3000	\$560,000	23/07/2024

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: 23/01/2025 13:17



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$530,000 - \$560,000
Median Unit Price
23/01/2024 - 22/01/2025: \$556,800

Comparable Properties



4613/228 La Trobe St MELBOURNE 3000 (REI)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 13/11/2024
Property Type: Apartment



3307/318 Russell St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$538,000
Method: Private Sale
Date: 11/10/2024
Property Type: Apartment



5001/639 Little Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 23/07/2024
Property Type: Apartment

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



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