

### 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

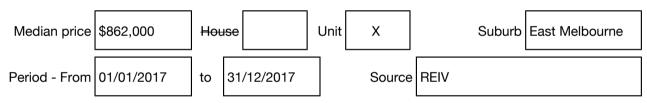
s 6/86 Hotham Street, East Melbourne Vic 3002 d e

#### Indicative selling price

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

Range between	\$550,000	&	\$605,000	

#### Median sale price



#### 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	910/133 Russell St MELBOURNE 3000	\$610,000	06/11/2017
2	5/27 Flinders La MELBOURNE 3000	\$575,000	25/11/2017
3	14/2 King William St FITZROY 3065	\$571,000	24/03/2018

#### 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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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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.

## WE DELIVER ... Biggin Scott

Tom McCarthy 0418 326 897 tmccarthy@bigginscott.com.au





Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$550,000 - \$605,000 Median Unit Price Year ending December 2017: \$862,000

## **Comparable Properties**



Price: \$610,000 Method: Sale Date: 06/11/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)



5/27 Flinders La MELBOURNE 3000 (REI)



Price: \$575,000 Method: Auction Sale Date: 25/11/2017 Rooms: 2 Property Type: Apartment



14/2 King William St FITZROY 3065 (REI)

**D** 1

Agent Comments

Agent Comments

Price: \$571,000 Method: Auction Sale Date: 24/03/2018

**L** 1

Rooms: -Property Type: Apartment

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