

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

1814/199 William Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$395,000

&

\$425,000

Median sale price

Median price \$517,700

Property Type Unit

Suburb Melbourne

Period - From 12/05/2021

to

11/05/2022

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	1512/618 Lonsdale St MELBOURNE 3000	\$420,000	24/03/2022
2	1212/618 Lonsdale St MELBOURNE 3000	\$420,000	29/04/2022
3	906A/8 Franklin St MELBOURNE 3000	\$405,000	29/03/2022

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:

12/05/2022 14:02



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$395,000 - \$425,000

Median Unit Price

12/05/2021 - 11/05/2022: \$517,700

Comparable Properties



1512/618 Lonsdale St MELBOURNE 3000 (REI) **Agent Comments**

2 1 -

Price: \$420,000

Method: Private Sale

Date: 24/03/2022

Property Type: Apartment



1212/618 Lonsdale St MELBOURNE 3000 (REI) **Agent Comments**

2 1 -

Price: \$420,000

Method: Private Sale

Date: 29/04/2022

Property Type: Apartment



906A/8 Franklin St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 -

Price: \$405,000

Method: Private Sale

Date: 29/03/2022

Property Type: Apartment