

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

8/7 Drewery Lane, Melbourne Vic 3000

Indicative selling price

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

Range between \$990,000 & \$1,089,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Melbourne

Period - From 09/09/2023 to 08/09/2024 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	601/31 Spring St MELBOURNE 3000	\$1,060,000	09/08/2024
2	23/7 Drewery La MELBOURNE 3000	\$1,115,000	24/04/2024
3	602/399 Bourke St MELBOURNE 3000	\$1,110,000	22/03/2024

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:

09/09/2024 18:35

8/7 Drewery Lane, Melbourne Vic 3000



 2  2  1

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 84 approx sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,089,000
Median Unit Price
09/09/2023 - 08/09/2024: \$560,000

Comparable Properties

601/31 Spring St MELBOURNE 3000 (REI)

Agent Comments

 2  1  1

Price: \$1,060,000
Method:
Date: 09/08/2024
Property Type: House

23/7 Drewery La MELBOURNE 3000 (REI)

Agent Comments

 2  2  1

Price: \$1,115,000
Method:
Date: 24/04/2024
Property Type: House

602/399 Bourke St MELBOURNE 3000 (REI)

Agent Comments

 2  2  1

Price: \$1,110,000
Method:
Date: 22/03/2024
Property Type: Apartment

Account - Melbourne Boutique Property



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