

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 406/8 Bligh Place, Melbourne, VIC 3000

Indicative selling price

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

Single Price \$3,250,000

Median sale price

Median price \$425,000 Property Type Apartment Suburb Melbourne (3000)

Period - From 01/04/2021 to 31/03/2022 Source Corelogic

Comparable property sales

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
1/4 WARBURTON ALLEY, MELBOURNE VIC 3000	\$2,900,000	04/10/2021
202/280 ALBERT STREET, EAST MELBOURNE VIC 3002	\$3,530,000	02/03/2022
401/8 BLIGH PLACE, MELBOURNE VIC 3000	\$4,800,000	05/10/2021

This Statement of Information was prepared on: 03/04/2022