

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

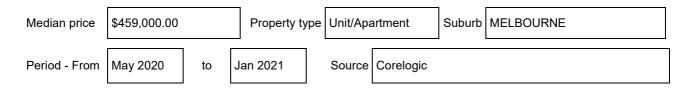
Address Including suburb and postcode 1307/22 Coromandel Place, Melbourne, 3000

Indicative selling price

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

Single price		or range between	\$370,000.00	&	\$407,000.00
--------------	--	------------------	--------------	---	--------------

Median sale price



Comparable property sales

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
611/300 Swanston Street Melbourne VIC 3000	\$390,000.00	3/12/2020
410/33 Mackenzie Street Melbourne VIC 3000	\$400,000.00	5/02/2021
GROUND FLOOR/29 Fawkner Street Southbank VIC 3006	\$400,000.00	11/03/2021

This Statement of Information was prepared on: Friday 14th May 2021

