

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

221 Adderley Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$860,000 & \$900,000

Median sale price

Median price \$1,850,000 Property Type House Suburb West Melbourne

Period - From 01/07/2019 to 30/06/2020 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	88 Molesworth St NORTH MELBOURNE 3051	\$999,000	21/04/2020
2	9 Union St NORTH MELBOURNE 3051	\$910,000	21/03/2020
3	130 Curzon St NORTH MELBOURNE 3051	\$900,000	22/02/2020

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:

21/07/2020 09:22

221 Adderley Street, West Melbourne Vic 3003



1 bed 1 bath 1 car

Property Type:
Agent Comments

Indicative Selling Price

\$860,000 - \$900,000

Median House Price

Year ending June 2020: \$1,850,000

Comparable Properties



88 Molesworth St NORTH MELBOURNE 3051
(REI/VG)

Agent Comments

3 bed 1 bath - car

Price: \$999,000

Method: Private Sale

Date: 21/04/2020

Property Type: House

Land Size: 250 sqm approx



9 Union St NORTH MELBOURNE 3051
(REI/VG)

Agent Comments

2 bed 1 bath 1 car

Price: \$910,000

Method: Auction Sale

Date: 21/03/2020

Property Type: House (Res)

Land Size: 116 sqm approx



130 Curzon St NORTH MELBOURNE 3051
(REI/VG)

Agent Comments

2 bed 1 bath - car

Price: \$900,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)

Land Size: 91 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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.