## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

1402/8 Downie Street, Melbourne Vic 3000

#### Indicative selling price

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

Range between \$330,000	&	\$350,000
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#### Median sale price

Median price	\$485,000	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	304/243 Franklin St MELBOURNE 3000	\$345,000	06/01/2025
2	1701/393 Spencer St WEST MELBOURNE 3003	\$345,000	12/12/2024
3	715/17 Singers La MELBOURNE 3000	\$330,000	03/12/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/01/2025 14:02
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**Agent Comments** 

**Indicative Selling Price** \$330,000 - \$350,000 **Median Unit Price** Year ending December 2024: \$485,000

## Comparable Properties



304/243 Franklin St MELBOURNE 3000 (REI)

Price: \$345,000 Method: Private Sale Date: 06/01/2025

Property Type: Apartment

**Agent Comments** 



1701/393 Spencer St WEST MELBOURNE 3003 (REI/VG) Agent Comments



Price: \$345,000 Method: Private Sale Date: 12/12/2024

Property Type: Apartment



715/17 Singers La MELBOURNE 3000 (REI/VG)

Price: \$330,000 Method: Private Sale Date: 03/12/2024

Property Type: Apartment

**Agent Comments** 

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