



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

204/493-499 Victoria Street, West Melbourne, 3003

Indicative selling price

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

Single price \$399,000.00

or range between

&

Median sale price

Median price

\$513,750.00

Property type

Unit/Apartment

Suburb

WEST MELBOURNE

Period - From

Jul 2023

to

Jun 2024

Source

Corelogic

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

107/150 DUDLEY STREET WEST MELBOURNE VIC 3003

\$398,000.00

15/03/2024

205/150 DUDLEY STREET WEST MELBOURNE VIC 3003

\$395,000.00

14/03/2024

1211/105 BATMAN STREET WEST MELBOURNE VIC 3003

\$395,000.00

12/04/2024

This Statement of Information was prepared on: Monday 22nd July 2024