

# 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

1702/1 William Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$930,000

&

\$1,020,000

### Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2024

to

30/06/2024

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	Price	Date of sale
1	304/84 River Esp DOCKLANDS 3008	\$975,000	19/06/2024
2	30/70 Albert Rd SOUTH MELBOURNE 3205	\$990,000	11/06/2024
3	2805/9 Waterside PI DOCKLANDS 3008	\$1,100,000	15/05/2024

**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:

14/08/2024 09:23



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**Property Type:** Apartment  
**Land Size:** 118 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$930,000 - \$1,020,000  
**Median Unit Price**  
June quarter 2024: \$500,000

## Comparable Properties



**304/84 River Esp DOCKLANDS 3008 (REI)**

**Agent Comments**

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**Price:** \$975,000  
**Method:** Private Sale  
**Date:** 19/06/2024  
**Property Type:** Apartment



**30/70 Albert Rd SOUTH MELBOURNE 3205 (REI)**

**Agent Comments**

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**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 11/06/2024  
**Property Type:** Apartment



**2805/9 Waterside PI DOCKLANDS 3008 (REI/VG)**

**Agent Comments**

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**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 15/05/2024  
**Rooms:** 4  
**Property Type:** Apartment

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811



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