

## 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

109/112 ADDERLEY STREET WEST MELBOURNE VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,430,000

Property type

Other

Suburb

West Melbourne

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

### 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 6 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

207/94 STANLEY STREET WEST MELBOURNE VIC 3003	\$735,000	09-May-23
307/107 RODEN STREET WEST MELBOURNE VIC 3003	\$738,000	23-Jun-23
305/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$730,000	22-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 26 July 2023



**207/94 STANLEY STREET WEST  
MELBOURNE VIC 3003**

1 - -

Sold Price

**\$735,000**

Sold Date **09-May-23**

Distance **0.32km**



**307/107 RODEN STREET WEST  
MELBOURNE VIC 3003**

- - -

Sold Price

**\$738,000**

Sold Date **23-Jun-23**

Distance **0.32km**



**305/112 ADDERLEY STREET WEST  
MELBOURNE VIC 3003**

2 2 1

Sold Price

<sup>RS</sup> **\$730,000** <sup>UN</sup>

Sold Date **22-Jun-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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