

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

3009/350 WILLIAM STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

or range
between

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

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

1806/318 QUEEN STREET MELBOURNE VIC 3000	\$650,000	01-May-24
1912/560 LONSDALE STREET MELBOURNE VIC 3000	\$700,000	16-Aug-24
3704/560 LONSDALE STREET MELBOURNE VIC 3000	\$692,000	03-May-24

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: 08 October 2024



**1806/318 QUEEN STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$650,000** Sold Date **01-May-24**

Distance **0.25km**



**1912/560 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price ^{RS} **\$700,000** Sold Date **16-Aug-24**

Distance **0.28km**



**3704/560 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$692,000** Sold Date **03-May-24**

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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