

# 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

123/172 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)

Single price

\$318,000

### Median sale price

Median price

\$485,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2023

to

30/06/2023

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	2510/288 Spencer St MELBOURNE 3000	\$325,000	10/07/2023
2	1906/8 Downie St MELBOURNE 3000	\$320,000	12/07/2023
3	1402/5 Sutherland St MELBOURNE 3000	\$312,500	14/08/2023

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:

04/09/2023 11:28



**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$318,000

**Median Unit Price**  
June quarter 2023: \$485,000

## Comparable Properties



**2510/288 Spencer St MELBOURNE 3000 (REI/VG)**

**Agent Comments**



**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 10/07/2023  
**Property Type:** Studio Apartment



**1906/8 Downie St MELBOURNE 3000 (REI/VG)**

**Agent Comments**



**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 12/07/2023  
**Property Type:** Apartment  
**Land Size:** 65 sqm approx



**1402/5 Sutherland St MELBOURNE 3000 (REI)**

**Agent Comments**



**Price:** \$312,500  
**Method:** Private Sale  
**Date:** 14/08/2023  
**Property Type:** Apartment

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