

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

313/112 Adderley Street, West Melbourne Vic 3003

Indicative selling price

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

Single price

\$776,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

West 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	4/26 Dudley St WEST MELBOURNE 3003	\$835,000	28/07/2023
2	811/260 Spencer St MELBOURNE 3000	\$804,799	03/07/2023
3	2a Hawke St WEST MELBOURNE 3003	\$774,000	04/08/2023

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:

31/08/2023 15:03



Property Type:
Agent Comments

Indicative Selling Price

\$776,000

Median Unit Price

June quarter 2023: \$550,000

Comparable Properties



4/26 Dudley St WEST MELBOURNE 3003 (REI) Agent Comments



Price: \$835,000

Method: Sold Before Auction

Date: 28/07/2023

Property Type: Unit

811/260 Spencer St MELBOURNE 3000 (VG) Agent Comments



Price: \$804,799

Method: Sale

Date: 03/07/2023

Property Type: Flat/Unit/Apartment (Res)



2a Hawke St WEST MELBOURNE 3003 (REI) Agent Comments



Price: \$774,000

Method: Sold Before Auction

Date: 04/08/2023

Property Type: Apartment

Account - SASH MELBOURNE | P: 0431 619 009