# 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

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Single price \$776,000

#### Median sale price

Median price	\$550,000	Pro	perty Type Uni	t		Suburb	West Melbourne
Period - From	01/04/2023	to	30/06/2023	So	urce	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.

Add	dress 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



propertydata

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