

## 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

45/7 Drewery Lane, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$880,000

#### Median sale price

Median price

\$485,000

House

Unit

X

Suburb

Melbourne

Period - From

01/07/2016

to

30/06/2017

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		
2		
3		

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.

45/7 Drewery Lane, Melbourne Vic 3000



 2  1  1

**Rooms:**  
**Property Type:** Apartment  
**Land Size:** 85 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median Unit Price**  
Year ending June 2017: \$485,000

## Comparable Properties



**33/30 Russell St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

 2  2  -

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 10/05/2017  
**Rooms:** 4  
**Property Type:** Apartment



**15/300 King St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$850,000  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** 3  
**Property Type:** Apartment

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.