

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

1404/112 ADDERLEY STREET WEST MELBOURNE VIC 3003

Indicative selling price

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

Single Price

\$8,700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

3701/100 LORIMER STREET DOCKLANDS VIC 3008	\$9,200,000	13-Jun-24
3802/100 LORIMER STREET DOCKLANDS VIC 3008	\$6,750,000	16-May-24
3607/439 COLLINS STREET MELBOURNE VIC 3000	\$5,175,000	11-Oct-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: 07 November 2024

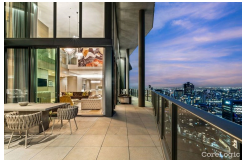


**3701/100 LORIMER STREET
DOCKLANDS VIC 3008**

 5  5  -

Sold Price **\$9,200,000** Sold Date **13-Jun-24**

Distance **1.56km**



**3802/100 LORIMER STREET
DOCKLANDS VIC 3008**

 4  4  -

Sold Price **\$6,750,000** Sold Date **16-May-24**

Distance **1.56km**



**3607/439 COLLINS STREET
MELBOURNE VIC 3000**

 3  3  -

Sold Price ^{RS} **\$5,175,000** ^{UN} Sold Date **11-Oct-24**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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