

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

12 Eades Place, West Melbourne Vic 3003

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,430,000

Property Type

House

Suburb

West Melbourne

Period - From

01/04/2022

to

31/03/2023

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 | 135 Peel St NORTH MELBOURNE 3051 | \$1,395,000 | 03/06/2023 |
| 2 | 195 Errol St NORTH MELBOURNE 3051 | \$1,335,000 | 18/04/2023 |
| 3 | 66 Oconnell St MELBOURNE 3000 | \$1,150,000 | 16/06/2023 |

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:

27/06/2023 11:57



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Rooms: 4

Property Type: House (Res)

Land Size: 121 sqm approx

Agent Comments

"Due to a lack of sales data in the past 3 months the quarterly median sale price is unavailable. For the aforementioned reason we have adopted the annual median sale price for the purposes of this report"

Comparable Properties



135 Peel St NORTH MELBOURNE 3051 (REI)

Agent Comments

5 2 -

Price: \$1,395,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)



195 Errol St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

3 1 -

Price: \$1,335,000

Method: Private Sale

Date: 18/04/2023

Property Type: House



66 Oconnell St MELBOURNE 3000 (REI)

Agent Comments

2 1 1

Price: \$1,150,000

Method: Private Sale

Date: 16/06/2023

Property Type: House