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	cons	sumer.vic.go	ov.au/	/underquot	ing				
Range betwee	\$1,200,000		&		\$1,300,000					
Median sale price										
Median price	\$1,430,000	Pro	operty Type	Hou	se		Suburb	West Melbourne		
Period - From	01/04/2022	to	31/03/2023		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.

Ad	dress 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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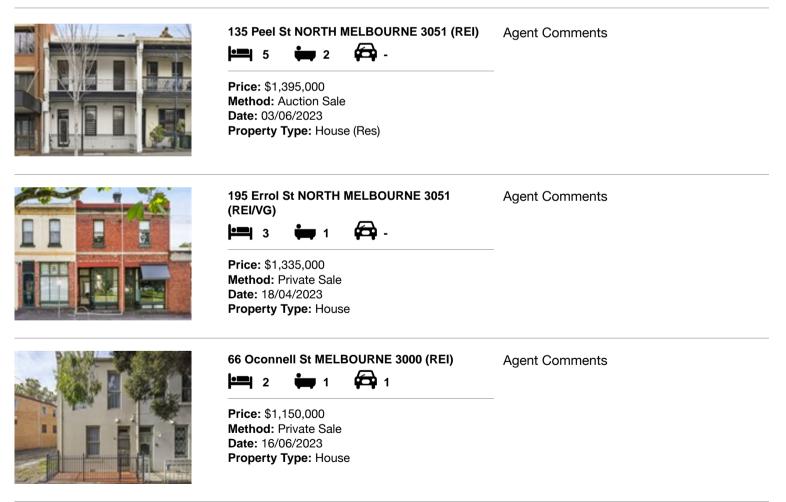


Rooms: 4 Property Type: House (Res) Land Size: 121 sqm approx Agent Comments Trevor Gange 03 8415 6100 0499 332 211 trevorgange@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending March 2023: \$1,430,000

"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



Account - Jellis Craig



propertydata

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