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

1/123 Stanley Street, West Melbourne Vic 3003

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	n \$980,000		&		\$1,070,0	00		
Median sale p	rice							
Median price	\$1,031,250	Pro	operty Type	Том	nhouse		Suburb	West Melbourne
Period - From	27/09/2023	to	26/09/2024		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.

Address of comparable property		Price	Date of sale
1	6/16 Roden St WEST MELBOURNE 3003	\$1,105,000	24/09/2024
2	9/115 Stanley St WEST MELBOURNE 3003	\$995,000	05/06/2024
3	205/21-27 Oconnell St NORTH MELBOURNE 3051	\$998,000	09/05/2024

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:

27/09/2024 13:44



LUCAS MILLS

Lucas Mills 0410037682 0410037682





lucas.mills@lucasmills.com.au **Indicative Selling Price**

Property Type: Townhouse Agent Comments

\$980,000 - \$1,070,000 **Median Townhouse Price** 27/09/2023 - 26/09/2024: \$1,031,250

Three level townhouse with street frontage and secure private garage for up to 2 cars.

Comparable Properties

	1 3 1 2 1	Similar Size. Inferior positioning. Newer construction.			
	Price: \$1,105,000 Method: Date: 24/09/2024 Property Type: Townhouse (Single)	-			
	9/115 Stanley St WEST MELBOURNE 3003 (REI/VG)	Agent Comments Similar location. Inferior Size.			
R	3 2 2 Price: \$995,000 Method: Private Sale Date: 05/06/2024 Property Type: Townhouse (Single)				
	205/21-27 Oconnell St NORTH MELBOURNE 3051 (REI) 3 2 3 1	Agent Comments Inferior Size. Inferior parking. Superior location			

Account - Lucas Mills Real Estate



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Date: 09/05/2024 Property Type: Unit

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