

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 consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,031,250 Property Type Townhouse Suburb West Melbourne

Period - From 27/09/2023 to 26/09/2024 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	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



3 2 2

Property Type: Townhouse

Agent Comments

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

Indicative Selling Price

\$980,000 - \$1,070,000

Median Townhouse Price

27/09/2023 - 26/09/2024: \$1,031,250

Comparable Properties

6/16 Roden St WEST MELBOURNE 3003 (REI)

Agent Comments

3 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

3 2 2

Similar location. Inferior Size.

Price: \$995,000

Method: Private Sale

Date: 05/06/2024

Property Type: Townhouse (Single)



205/21-27 Oconnell St NORTH MELBOURNE 3051 (REI)

Agent Comments

3 2 1

Inferior Size. Inferior parking. Superior location.

Price: \$998,000

Method: Auction Sale

Date: 09/05/2024

Property Type: Unit