

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

805/288 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

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

404/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$821,000	23-Aug-24
605/2 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$800,000	26-Aug-24
1704/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$788,000	15-Jun-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: 29 October 2024

Patricia Destito
P 03 9696 8869
M 03 9696 8869
E trishd@melcorp.com.au



**404/112 ADDERLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$821,000

Sold Date **23-Aug-24**

 2  2  1

Distance **0.57km**



**605/2 NEWQUAY PROMENADE
DOCKLANDS VIC 3008**

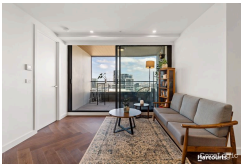
Sold Price

\$800,000

Sold Date **26-Aug-24**

 2  2  1

Distance **0.75km**



**1704/23 BATMAN STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$788,000

Sold Date **15-Jun-24**

 2  2  1

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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