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

203/112 Adderley Street, West Melbourne Vic 3003

Indicative selling price

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|----------------------|----------------|---------------------|---------------|
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Single price \$558,000

Median sale price

| Median price | \$500,000 | Pro | perty Type Uni | t | Suburb | West Melbourne |
|---------------|------------|-----|----------------|-------|---------|----------------|
| Period - From | 01/04/2022 | to | 31/03/2023 | Sourc | ce 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 sixmonths 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 | 108/112 Adderley St WEST MELBOURNE 3003 | \$590,000 | 21/12/2022 |
| 2 | 104/112 Adderley St WEST MELBOURNE 3003 | \$554,600 | 24/01/2023 |
| 3 | | | |

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:

22/05/2023 21:53









Property Type: Agent Comments Indicative Selling Price \$558,000 Median Unit Price Year ending March 2023: \$500,000

Comparable Properties

108/112 Adderley St WEST MELBOURNE 3003 Agent Comments (VG)



Price: \$590,000 Method: Sale Date: 21/12/2022 Property Type: Flat/Unit/Apartment (Res)

104/112 Adderley St WEST MELBOURNE 3003 Agent Comments (VG)



Price: \$554,600 Method: Sale Date: 24/01/2023 Property Type: Flat/Unit/Apartment (Res)

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.

Account - SASH MELBOURNE | P: 0431 619 009

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