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

			, , ,,
Ear tha maaning of t	thic price coo	consumer.vic.gov.au	/undorguoting
FULLIE ITIEALIILU UL		CONSUMEL.VIC.UOV.au	unueruuuunu

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

propertyd

ata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.