Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	203/28 Curzon Street, West Melbourne Vic 3003
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,0	000 &	\$800,000
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Median sale price

Median price	\$540,000	Pro	perty Type Ur	iit		Suburb	West Melbourne
Period - From	18/12/2023	to	17/12/2024	So	urce	Property	/ Data

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

Aut	areas or comparable property	1 1100	Date of Sale
1	704A/640 Swanston St CARLTON 3053	\$785,000	25/10/2024
2	2110/915 Collins St DOCKLANDS 3008	\$800,000	17/10/2024
3	5308/648 Lonsdale St MELBOURNE 3000	\$780,000	16/10/2024

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:	18/12/2024 10:22



Date of sale

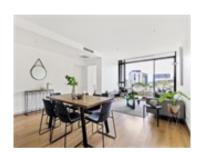




Property Type: Apartment Agent Comments

Indicative Selling Price \$750,000 - \$800,000 **Median Unit Price** 18/12/2023 - 17/12/2024: \$540.000

Comparable Properties



704A/640 Swanston St CARLTON 3053 (REI)

2

Price: \$785,000 Method: Private Sale Date: 25/10/2024 Property Type: Unit

Agent Comments



2110/915 Collins St DOCKLANDS 3008 (VG)

Price: \$800,000 Method: Sale Date: 17/10/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

5308/648 Lonsdale St MELBOURNE 3000 (VG)

Price: \$780,000 Method: Sale Date: 16/10/2024

Property Type: Strata Unit/Flat

Agent Comments



