

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

519/17 Singers Lane Melbourne VIC 3000

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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

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

713/17 Singers Lane Melbourne VIC 3000	\$332,000	12-Jul-19
819/17 Singers Lane Melbourne VIC 3000	\$332,000	12-Jul-19
708/17 Singers Lane Melbourne VIC 3000	\$340,000	10-Mar-20

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: 28 April 2021



713/17 Singers Lane Melbourne VIC 3000 Sold Price **\$332,000** Sold Date **12-Jul-19**

1 1 1 Distance -



819/17 Singers Lane Melbourne VIC 3000 Sold Price Sold Date **12-Jul-19**

1 1 1 Distance -



708/17 Singers Lane Melbourne VIC 3000 Sold Price **\$340,000** Sold Date **10-Mar-20**

1 1 1 Distance -

RS = Recent sale UN = Undisclosed Sale

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