

# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

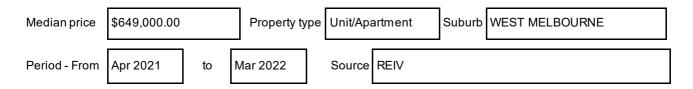


#### Indicative selling price

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

Single price	or range between	\$235,000.00	&	\$255,000.00
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#### Median sale price



## Comparable property sales

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	Price	Date of sale
601/570 Swanston St CARLTON 3053	\$245,000.00	19/04/2022
1005/53 Batman St WEST MELBOURNE 3003	\$257,000.00	20/04/2022
806/243 Franklin St MELBOURNE 3000	\$240,000.00	23/05/2022

This Statement of Information was prepared on: Wednesday 15th June 2022

