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

504/112 Adderley Street, West Melbourne Vic 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,500,000		&		\$1,650,000					
Median sale p	rice									
Median price	\$1,500,000	Pro	operty Type	Hou	se		Suburb	West Melbourne		
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	502/112 Adderley St WEST MELBOURNE 3003	\$1,500,000	20/03/2024
2			
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:

06/05/2024 22:35









Property Type: Apartment **Land Size:** 253.5 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price Year ending March 2024: \$1,500,000

Comparable Properties



502/112 Adderley St WEST MELBOURNE 3003 Agent Comments (REI/VG)

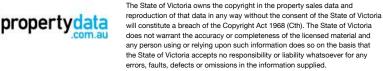


Price: \$1,500,000 Method: Private Sale Date: 20/03/2024 Property Type: Apartment

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





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.