

## 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

204/16 ANDERSON STREET WEST MELBOURNE VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$325,000

&

\$345,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

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

111/108 HAINES STREET NORTH MELBOURNE VIC 3051	\$372,000	23-Aug-24
101/108 HAINES STREET NORTH MELBOURNE VIC 3051	\$372,000	06-Aug-24
130-132 DUDLEY STREET WEST MELBOURNE VIC 3003	\$338,000	24-Aug-24

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 January 2025



**111/108 HAINES STREET NORTH  
MELBOURNE VIC 3051**

1 1 1

Sold Price **\$372,000** Sold Date **23-Aug-24**

Distance **0.83km**



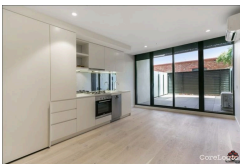
**101/108 HAINES STREET NORTH  
MELBOURNE VIC 3051**

1 1 1

Sold Price

Sold Date **06-Aug-24**

Distance **0.83km**



**130-132 DUDLEY STREET WEST  
MELBOURNE VIC 3003**

1 1 1

Sold Price

**\$338,000** Sold Date **24-Aug-24**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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