

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

511/17 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2022

to

31 Mar 2023

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

718/17 SINGERS LANE MELBOURNE VIC 3000	\$350,000	10-Nov-22
811/17 SINGERS LANE MELBOURNE VIC 3000	\$350,000	31-Jan-23
2603/350 WILLIAM STREET MELBOURNE VIC 3000	\$350,000	31-Mar-23

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.

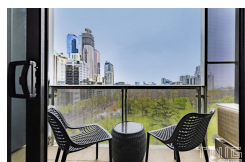
This Statement of Information was prepared on: 06 April 2023



718/17 SINGERS LANE MELBOURNE VIC 3000 Sold Price **\$350,000** Sold Date **10-Nov-22**

 1  1  -

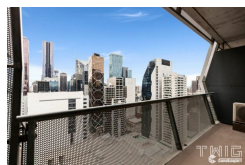
Distance **0km**



811/17 SINGERS LANE MELBOURNE VIC 3000 Sold Price ^{RS} **\$350,000** ^{UN} Sold Date **31-Jan-23**

 1  1  -

Distance **0km**



2603/350 WILLIAM STREET MELBOURNE VIC 3000 Sold Price ^{RS} **\$350,000** Sold Date **31-Mar-23**

 1  1  1

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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