

Statement of Information

Sections 47AF of the Estate Agents Act 1980



1902/199 William St
Melbourne, VIC 3000

Indicative selling price

Single price \$ 495,000 or range between \$ & \$

Median sale price

Median price \$ 490,000 *House *Unit X Suburb Melbourne, VIC 3000
Period - From 01/01/2020 to 31/12/2020 Source Hometrack Australia

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 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
1) 3503/81 A'Beckett St, Melbourne, VIC 3000	\$ 513,000	2 nd Jul 2020
2) 409/225 Elizabeth St, Melbourne, VIC 3000	\$ 540,000	13 th Jul 2020
3) 404/350 La Trobe St, Melbourne, VIC 3000	\$ 500,000	20 th Nov 2020

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.~~