

## 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

1703/8 DOWNIE STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 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

|   |           |           |
|---|-----------|-----------|
| 2309/8 DOWNIE STREET MELBOURNE VIC 3000   | \$365,000 | 05-Aug-22 |
| 2404/8 DOWNIE STREET MELBOURNE VIC 3000   | \$316,000 | 17-Jan-23 |
| 2104/7 KATHERINE PLACE MELBOURNE VIC 3000 | \$320,000 | 18-Apr-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: 25 October 2023



**2309/8 DOWNIE STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$365,000** Sold Date **05-Aug-22**

Distance **0km**

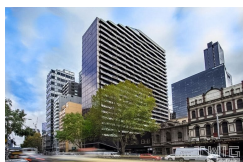


**2404/8 DOWNIE STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$316,000** Sold Date **17-Jan-23**

Distance **0km**



**2104/7 KATHERINE PLACE  
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$320,000** Sold Date **18-Apr-23**

Distance **0.04km**

RS = Recent sale UN = Undisclosed Sale

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