

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

1513/199 WILLIAM STREET 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

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

602/270 KING STREET MELBOURNE VIC 3000	\$410,000	02-Sep-24
3908/38 ROSE LANE MELBOURNE VIC 3000	\$400,000	01-Sep-24
1-19 ROSE LANE MELBOURNE VIC 3000	\$412,500	01-Sep-24

OR

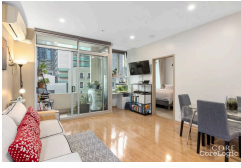
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 October 2024

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**602/270 KING STREET
MELBOURNE VIC 3000**

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Sold Price

RS

\$410,000

Sold Date

02-Sep-24

Distance

0.2km**3908/38 ROSE LANE MELBOURNE
VIC 3000**

🛏️ 2 🚿 1 🚗 -

Sold Price

\$400,000

Sold Date

01-Sep-24

Distance

0.24km**1-19 ROSE LANE MELBOURNE VIC
3000**

🛏️ 2 🚿 1 🚗 1

Sold Price

\$412,500

Sold Date

01-Sep-24

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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