

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 83/222 Victoria Street, Melbourne VIC 3000

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$440,000

**Median sale price**

Median price \$436,800 Property type Unit Suburb Melbourne

Period - From 01/01/2023 to 31/03/2023 Source REIV

**Comparable property sales**

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
1507/25 Therry Street, Melbourne VIC 3000	\$420,000	13/06/2023
3810/80 A'Beckett Street, Melbourne VIC 3000	\$442,500	08/06/2023
505/73-81 Cardigan Street, Carlton VIC 3053	\$440,000	31/05/2023

This Statement of Information was prepared on: 27 June 2023