

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

9/115-121 STANLEY STREET WEST MELBOURNE VIC 3003

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

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

308/30 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$1,000,000	27-Oct-23
515/13 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$1,100,000	18-Nov-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: 08 April 2024

**308/30 NEWQUAY PROMENADE
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$1,000,000** Sold Date **27-Oct-23**Distance **0.77km****515/13 POINT PARK CRESCENT
DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$1,100,000** Sold Date **18-Nov-23**Distance **1.7km**

RS = Recent sale UN = Undisclosed Sale

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