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

1402/8 Downie Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	een \$320,000		&		\$340,000			
Median sale p	rice							
Median price	\$470,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/04/2024	to	31/03/2025		So	urce	REIV	

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.

Ad	dress of comparable property	Price	Date of sale
1	813/233 Collins St MELBOURNE 3000	\$329,000	14/03/2025
2	2203/8 Downie St MELBOURNE 3000	\$328,000	30/01/2025
3	1711/8 Downie St MELBOURNE 3000	\$348,000	29/01/2025

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.

This Statement of Information was prepared on:

30/06/2025 17:30



BRADY residential





Property Type: Agent Comments Indicative Selling Price \$320,000 - \$340,000 Median Unit Price Year ending March 2025: \$470,000

Comparable Properties

	813/233 Collins St MELBOURNE 3000 (REI/VG) 1 1 1 1 Price: \$329,000 Method: Private Sale Date: 14/03/2025 Property Type: Apartment	Agent Comments
The Partners	2203/8 Downie St MELBOURNE 3000 (REI/VG) 1 1 1 Price: \$328,000 Method: Private Sale Date: 30/01/2025 Rooms: 2 Property Type: Apartment	Agent Comments
	1711/8 Downie St MELBOURNE 3000 (VG) 1	Agent Comments

Account - Brady Residential | P: 03 9603 1400 | F: 03 9602 2733



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