

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

2310/350 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 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

2809/350 WILLIAM STREET MELBOURNE VIC 3000	\$570,000	18-Jan-23
3007/560 LONSDALE STREET MELBOURNE VIC 3000	\$634,999	14-May-23
3908/135 A'BECKETT STREET MELBOURNE VIC 3000	\$604,000	27-Jan-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: 17 July 2023

**2809/350 WILLIAM STREET
MELBOURNE VIC 3000**

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Sold Price **\$570,000** Sold Date **18-Jan-23**Distance **0km****3007/560 LONSDALE STREET
MELBOURNE VIC 3000**

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Sold Price **\$634,999** Sold Date **14-May-23**Distance **0.28km****3908/135 A'BECKETT STREET
MELBOURNE VIC 3000**

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Sold Price **\$604,000** Sold Date **27-Jan-23**Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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