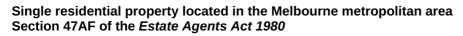
Statement of Information





Pro	perty	offer	ed for	sale
	PCILY	ULLCIN	cu ioi	Juic

	rb: M	MELBOURNE		State: VIC	Postcode: 3000
dic	ative	e selling price			
r tl	ne m	neaning of this price see consumer.	vic.gov.au/underquoting	(*Delete single price or ran	ge as applicable)
nal	e pric	iee: \$			
₹	-	· ·			
เทg	e be	etween: \$ 1,150,000	and \$ \$1,250,000		
edi	an s	sale price			
edi	an pr	rice: \$ <u>440,000</u>			
op	erty t	type: Unit			
ıbu	rb:	Melbourne			
erio	d -	From: 01/04/2024 to: 3	31 / 03 / 2025 Sour	ce: Core Logic	
	ageı	ent or agent's representative consid	thin two kilometres of the pers to be most comparable	e to the property for sale).
	ageı				
	Add	ent or agent's representative consid	ers to be most comparable	e to the property for sale).
	Add 1 7	ent or agent's representative consid	ers to be most comparable	Price	Date of Sale
	1 7 2 5	ent or agent's representative consideration directly directly and comparable property 7/5 ANDERSON STREET WEST MEL	ers to be most comparable BOURNE BANK	Price \$ 1,328,000	Date of Sale 23 / 01 / 2025
	1 7 2 5	ent or agent's representative considerers of comparable property 7/5 ANDERSON STREET WEST MEL 59/120-150 STURT STREET SOUTHE	ers to be most comparable BOURNE BANK	Price \$ 1,328,000 \$ 1,250,000	Date of Sale 23 / 01 / 2025 10 / 02 / 2025
R	1 7 2 5	ent or agent's representative considerers of comparable property 7/5 ANDERSON STREET WEST MEL 59/120-150 STURT STREET SOUTHE	ers to be most comparable BOURNE BANK	Price \$ 1,328,000 \$ 1,250,000	Date of Sale 23 / 01 / 2025 10 / 02 / 2025
R	1 7 2 5	ent or agent's representative considerers of comparable property 7/5 ANDERSON STREET WEST MEL 59/120-150 STURT STREET SOUTHE	ers to be most comparable BOURNE BANK	Price \$ 1,328,000 \$ 1,250,000	Date of Sale 23 / 01 / 2025 10 / 02 / 2025

This Statement of Information was prepared on: 24 April 2025