

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

408/288 ADDERLEY 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

\$760,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jan 2024

to

31 Dec 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

103/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051

\$750,000

11-Dec-24

1207/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008

\$780,000

17-Jan-25

305/24 COBDEN STREET NORTH MELBOURNE VIC 3051

\$760,000

11-Sep-24

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: 29 January 2025

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**103/275 ABBOTSFORD STREET
NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price

^{RS}

\$750,000

Sold Date

11-Dec-24

Distance

0.73km



**1207/241 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

2 2 1

Sold Price

^{RS}

\$780,000

Sold Date

17-Jan-25

Distance

0.74km



**305/24 COBDEN STREET NORTH
MELBOURNE VIC 3051**

2 2 1

Sold Price

\$760,000

Sold Date

11-Sep-24

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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