

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

601/22 Coromandel Place 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

\$329,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2019

to

31 Oct 2020

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

B1/57-59 Flinders Lane Melbourne VIC 3000	\$390,000	22-Jul-20
103/99 Abeckett Street Melbourne VIC 3000	\$365,000	25-Sep-20
207/253 Franklin Street Melbourne VIC 3000	\$370,000	08-Jun-20

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: 05 November 2020



**B1/57-59 Flinders Lane Melbourne
VIC 3000**

 2  1  -

Sold Price

\$390,000

Sold Date

22-Jul-20

Distance

0.38km



**103/99 Abeckett Street Melbourne
VIC 3000**

 2  1  -

Sold Price

\$365,000

Sold Date

25-Sep-20

Distance

0.85km



**207/253 Franklin Street Melbourne
VIC 3000**

 2  1  -

Sold Price

\$370,000

Sold Date

08-Jun-20

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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