

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

911/288 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

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

404/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$821,000	23-Aug-24
909/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$807,000	11-Sep-24
203/85 LEVESON STREET NORTH MELBOURNE VIC 3051	\$813,800	30-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: 06 March 2025

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**404/112 ADDERLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$821,000

Sold Date

23-Aug-24

 2

 2

 1

Distance

0.57km



**909/112 ADDERLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$807,000

Sold Date

11-Sep-24

 2

 2

 1

Distance

0.57km



**203/85 LEVESON STREET NORTH
MELBOURNE VIC 3051**

Sold Price

\$813,800

Sold Date

30-Sep-24

 2

 2

 1

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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