

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

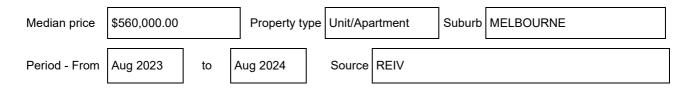
Address Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	or range between \$298,000.00	. &	\$327,000.00
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Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
105/429 Spencer St WEST MELBOURNE 3003	\$292,000.00	17/07/2024
203/53 Batman St WEST MELBOURNE 3003	\$295,000.00	19/06/2024
606/639 Little Bourke St MELBOURNE 3000	\$309,500.00	1/05/2024

This Statement of Information was prepared on: Wednesday 14th August 2024

