

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

106/112 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

8/61-63 STANLEY STREET WEST MELBOURNE VIC 3003	\$550,000	03-Dec-23
505/9 DRYBURGH STREET WEST MELBOURNE VIC 3003	\$535,000	05-Feb-24
606/9 DRYBURGH STREET WEST MELBOURNE VIC 3003	\$521,500	18-Oct-23

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: 15 April 2024

DYNAMIC

RESIDENTIAL

Andrew Wu

M + 61 413 373 371

E awu@dynamicresidential.com.au



**8/61-63 STANLEY STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price **\$550,000** Sold Date **03-Dec-23**

Distance **0.29km**



**505/9 DRYBURGH STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price ^{RS} **\$535,000** Sold Date **05-Feb-24**

Distance **0.65km**



**606/9 DRYBURGH STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price ^{RS} **\$521,500** Sold Date **18-Oct-23**

Distance **0.65km**



**208/493-499 VICTORIA STREET
WEST MELBOURNE VIC 3003**

2 1 1

Sold Price **\$515,000** Sold Date **19-Dec-23**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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