

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

107/112 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

\$580,000

&

\$620,000

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

102/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$600,000	13-Jun-23
108/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$590,000	21-Dec-22
412/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$585,000	22-Oct-22

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: 10 April 2024



**102/112 ADDERLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$600,000

Sold Date

13-Jun-23

- - -

Distance

0km



**108/112 ADDERLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$590,000

Sold Date

21-Dec-22

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Distance

0km



**412/112 ADDERLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$585,000

Sold Date

22-Oct-22

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Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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