

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

1105/112 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2023

to

31 May 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

1207/2-16 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$1,200,000	27-Oct-23
G1/211 PEEL STREET NORTH MELBOURNE VIC 3051	\$1,170,000	19-Oct-23
2205/70 LORIMER STREET DOCKLANDS VIC 3008	\$1,250,000	09-Dec-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: 28 June 2024



**1207/2-16 NEWQUAY PROMENADE
DOCKLANDS VIC 3008**

 3  2  2

Sold Price

\$1,200,000

Sold Date

27-Oct-23

Distance

0.54km



**61/211 PEEL STREET NORTH
MELBOURNE VIC 3051**

 3  2  2

Sold Price

\$1,170,000

Sold Date

19-Oct-23

Distance

1.12km



**2205/70 LORIMER STREET
DOCKLANDS VIC 3008**

 3  2  2

Sold Price

\$1,250,000

Sold Date

09-Dec-23

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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