

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

12/1 Flagstaff Lane, West Melbourne Vic 3003
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Indicative selling price

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

Range between

\$1,000,000

 &

\$1,100,000

Median sale price

Median price

\$559,000

 Property Type

Unit

 Suburb

West Melbourne

Period - From

01/01/2024

 to

31/03/2024

 Source

REIV

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 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
1	214/275 Abbotsford St NORTH MELBOURNE 3051	\$1,172,000	01/03/2024
2	27/100 Queensberry St CARLTON 3053	\$1,091,500	13/04/2024
3	708/25 Wominjeka Wik WEST MELBOURNE 3003	\$950,000	28/05/2024

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 six months.~~

This Statement of Information was prepared on:

10/07/2024 13:17



Property Type: Apartment/Unit

Agent Comments

Large, open plan single level warehouse conversion apartment.

Comparable Properties



**214/275 Abbotsford St NORTH MELBOURNE
3051 (REI)**



Agent Comments

Superior condition, inferior floor area.

Price: \$1,172,000

Method: Private Sale

Date: 01/03/2024

Property Type: Apartment



27/100 Queensberry St CARLTON 3053 (REI)



Agent Comments

Inferior parking, superior location.

Price: \$1,091,500

Method: Auction Sale

Date: 13/04/2024

Property Type: Apartment



**708/25 Wominjeka Wik WEST MELBOURNE
3003 (REI)**



Agent Comments

Superior outlook, superior condition. Inferior floor area.

Price: \$950,000

Method: Private Sale

Date: 28/05/2024

Property Type: Apartment