

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

12/61 Stanley Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$532,500 Property Type Unit Suburb West Melbourne

Period - From 01/04/2023 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	5 Hardwicke St NORTH MELBOURNE 3051	\$575,000	20/04/2024
2	22/70 Oshanassy St NORTH MELBOURNE 3051	\$542,000	17/05/2024
3	204/188 Macaulay Rd NORTH MELBOURNE 3051	\$530,000	29/04/2024

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:

26/06/2024 15:33



Property Type: Apartment

Agent Comments

Warehouse conversion apartment across two levels with balcony and secure car space.

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending March 2024: \$532,500

Comparable Properties



5 Hardwicke St NORTH MELBOURNE 3051 (REI/VG)



Agent Comments

Superior floor area, inferior condition. Inferior parking.

Price: \$575,000

Method: Sold Before Auction

Date: 20/04/2024

Property Type: Unit



22/70 Oshanassy St NORTH MELBOURNE 3051 (REI)



Agent Comments

Inferior parking, similar condition.

Price: \$542,000

Method: Sold Before Auction

Date: 17/05/2024

Property Type: Apartment



204/188 Macaulay Rd NORTH MELBOURNE 3051 (REI)



Agent Comments

Superior condition. Inferior building.

Price: \$530,000

Method: Private Sale

Date: 29/04/2024

Property Type: Apartment