

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

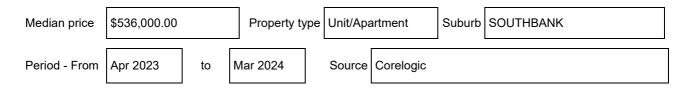
Property offered for sale

Address Including suburb and postcode

Indicative selling price

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

Median sale price



Comparable property sales

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
21/474 FLINDERS STREET MELBOURNE VIC 3000	\$515,000.00	31/01/2024
6072C/639 LONSDALE STREET MELBOURNE VIC 3000	\$518,000.00	16/01/2024
3702/135 A'BECKETT STREET MELBOURNE VIC 3000	\$510,000.00	29/02/2024

This Statement of Information was prepared on: Thursday 18th April 2024

