

# 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

2/15 Guildford Lane, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,300,000

### Median sale price

Median price \$541,500 Property Type Unit Suburb Melbourne

Period - From 09/05/2023 to 08/05/2024 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	375 Victoria St WEST MELBOURNE 3003	\$2,250,000	09/12/2023
2			
3			

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: 09/05/2024 16:42

2/15 Guildford Lane, Melbourne Vic 3000



 3  2  2

**Property Type:**  
**Land Size:** 195 approx sqm  
approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,100,000 - \$2,300,000  
**Median Unit Price**  
09/05/2023 - 08/05/2024: \$541,500

## Comparable Properties



**375 Victoria St WEST MELBOURNE 3003 (REI)** **Agent Comments**

 3  2  1

**Price:** \$2,250,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)

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.

**Account - Donazzan Boutique Property**



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