

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 202/8 Bligh Place, Melbourne Vic 3000

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Melbourne

Period - From 12/06/2023 to 11/06/2024 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	4/10 Manton La MELBOURNE 3000	\$2,300,000	16/04/2024
2	702/57 Spencer St DOCKLANDS 3008	\$2,650,000	04/06/2024
3	407/8 Bligh PI MELBOURNE 3000	\$2,575,000	24/04/2024

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: 12/06/2024 13:46

202/8 Bligh Place, Melbourne Vic 3000



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median Unit Price
12/06/2023 - 11/06/2024: \$550,000

Comparable Properties

4/10 Manton La MELBOURNE 3000 (REI)

Agent Comments



Price: \$2,300,000
Method:
Date: 16/04/2024
Property Type: Apartment



702/57 Spencer St DOCKLANDS 3008 (REI)

Agent Comments



Price: \$2,650,000
Method: Private Sale
Date: 04/06/2024
Property Type: Apartment



407/8 Bligh Pl MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$2,575,000
Method: Private Sale
Date: 24/04/2024
Property Type: Unit

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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