

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 260 Adderley Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$1,500,000 Property Type House 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	22 Abbotsford St WEST MELBOURNE 3003	\$1,700,000	17/02/2024
2	169 Adderley St WEST MELBOURNE 3003	\$1,660,000	23/02/2024
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.

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Indicative Selling Price

\$1,650,000 - \$1,800,000

Median House Price

Year ending March 2024: \$1,500,000



 3  2  1

Property Type: House (Res)

Agent Comments

Comparable Properties



22 Abbotsford St WEST MELBOURNE 3003
(REI/VG)

Agent Comments

 4  3  2

Price: \$1,700,000

Method: Sold Before Auction

Date: 17/02/2024

Property Type: House (Res)



169 Adderley St WEST MELBOURNE 3003
(VG)

Agent Comments

 3  -  -

Price: \$1,660,000

Method: Sale

Date: 23/02/2024

Property Type: House (Res)

Land Size: 260 sqm approx

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 - Whitefox Real Estate | P: 96459699



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