

# 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

2706/8 Downie Street, 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 \$409,000 & \$439,000

### Median sale price

Median price \$478,564 Property Type Unit Suburb Melbourne

Period - From 01/01/2023 to 31/12/2023 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	1408/620 Collins St MELBOURNE 3000	\$395,000	27/02/2024
2	3305/58 Clarke St SOUTHBANK 3006	\$387,000	09/02/2024
3	3304/58 Clarke St SOUTHBANK 3006	\$386,781	20/02/2024

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:

15/03/2024 14:58



**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$409,000 - \$439,000  
**Median Unit Price**  
Year ending December 2023: \$478,564

## Comparable Properties



**1408/620 Collins St MELBOURNE 3000 (REI)** **Agent Comments**



**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 27/02/2024  
**Property Type:** Apartment



**3305/58 Clarke St SOUTHBANK 3006 (REI/VG)** **Agent Comments**



**Price:** \$387,000  
**Method:** Private Sale  
**Date:** 09/02/2024  
**Property Type:** Apartment



**3304/58 Clarke St SOUTHBANK 3006 (REI)** **Agent Comments**



**Price:** \$386,781  
**Method:** Private Sale  
**Date:** 20/02/2024  
**Property Type:** Apartment

**Account - Brady Residential** | P: 03 9602 3866 | F: 03 9602 2733