

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

3502/350 WILLIAM STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

1101/135 A'BECKETT STREET MELBOURNE VIC 3000	\$385,000	22-Aug-23
2308/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$396,000	04-Oct-23
250 ELIZABETH STREET MELBOURNE VIC 3000	\$387,500	11-Sep-23

OR

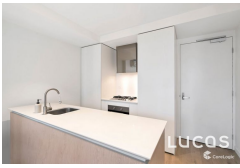
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 05 October 2023

Team Abode318

M 0433962828

E sophia@melcorp.com.au



**1101/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

^{RS}

\$385,000

Sold Date **22-Aug-23**

Distance **0.33km**



**2308/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

^{RS}

\$396,000

^{UN}

Sold Date **04-Oct-23**

Distance **0.51km**



**250 ELIZABETH STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$387,500

Sold Date **11-Sep-23**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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