

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

4806/28 TIMOTHY LANE 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

or range
between

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

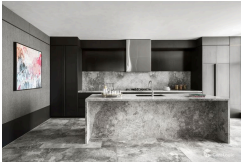
Date of sale

244-262 SPENCER STREET MELBOURNE VIC 3000	\$1,040,000	30-Sep-23
901/265-273 EXHIBITION STREET MELBOURNE VIC 3000	\$1,070,000	15-Aug-23
2003/260 SPENCER STREET MELBOURNE VIC 3000	\$1,040,000	30-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: 21 November 2023



**244-262 SPENCER STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price **\$1,040,000** Sold Date **30-Sep-23**

Distance **0.79km**



**901/265-273 EXHIBITION STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price ^{RS} **\$1,070,000** Sold Date **15-Aug-23**

Distance **0.73km**



**2003/260 SPENCER STREET
MELBOURNE VIC 3000**

3 2 -

Sold Price **\$1,040,000** Sold Date **30-Sep-23**

Distance **0.79km**



**3408/560 LONSDALE STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price ^{RS} **\$1,100,000** ^{UN} Sold Date **30-Aug-23**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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