

# 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 602/20-22 Mckillop 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 \$420,000 & \$450,000

### 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	110/238 Flinders La MELBOURNE 3000	\$495,100	12/03/2024
2	503/1 Manchester La MELBOURNE 3000	\$475,000	26/02/2024
3	104/29 Market St MELBOURNE 3000	\$420,000	18/01/2024

**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: 18/03/2024 13:09

602/20-22 Mckillop Street, Melbourne Vic 3000



1 bed 1 bathroom 0 car

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$420,000 - \$450,000  
Median Unit Price  
Year ending December 2023: \$478,564

## Comparable Properties



110/238 Flinders La MELBOURNE 3000 (REI) Agent Comments

1 bed 1 bathroom - car

Price: \$495,100  
Method: Private Sale  
Date: 12/03/2024  
Property Type: Apartment



503/1 Manchester La MELBOURNE 3000 (REI) Agent Comments

1 bed 1 bathroom - car

Price: \$475,000  
Method: Private Sale  
Date: 26/02/2024  
Property Type: Apartment



104/29 Market St MELBOURNE 3000 (VG) Agent Comments

1 bed - bathroom - car

Price: \$420,000  
Method: Sale  
Date: 18/01/2024  
Property Type: Flat/Unit/Apartment (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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