

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

7/74-80 IRELAND STREET WEST MELBOURNE VIC 3003

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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jan 2023

to

31 Dec 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

3/220-228 RODEN STREET WEST MELBOURNE VIC 3003	\$1,105,000	25-May-23
26 FRANKLIN PLACE WEST MELBOURNE VIC 3003	\$1,200,000	01-Aug-23
301/29 RAKAIA WAY DOCKLANDS VIC 3008	\$1,200,000	10-Mar-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: 29 January 2024

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**3/220-228 RODEN STREET WEST
MELBOURNE VIC 3003**

 3  2  1

Sold Price

\$1,105,000

Sold Date

25-May-23

Distance

0.33km



**26 FRANKLIN PLACE WEST
MELBOURNE VIC 3003**

 3  2  1

Sold Price

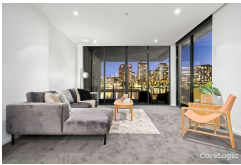
\$1,200,000

Sold Date

01-Aug-23

Distance

0.75km



**301/29 RAKAIA WAY DOCKLANDS
VIC 3008**

 3  2  2

Sold Price

Sold Date

10-Mar-23

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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