

STATEMENT OF INFORMATION

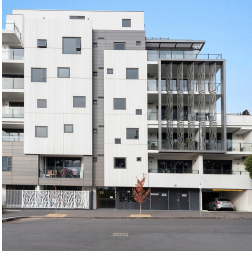
14-20 ANDERSON ST, WEST MELBOURNE, VIC 3003

PREPARED BY KEYSTONE REAL ESTATE, 126A LORIMER STREET DOCKLANDS



STATEMENT OF INFORMATION

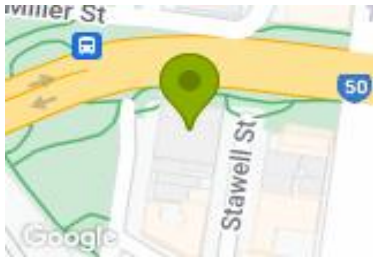
Section 47AF of the Estate Agents Act 1980

14-20 ANDERSON ST, WEST MELBOURNE,  1  1  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$380,000 to \$418,000**

MEDIAN SALE PRICE



WEST MELBOURNE, VIC, 3003

Suburb Median Sale Price (Unit)

\$535,500

01 April 2022 to 31 March 2023

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.

210 STANLEY ST, WEST MELBOURNE, VIC 3003  1  1  1

Sale Price

***\$495,000**

Sale Date: 14/04/2023

Distance from Property: 649m

6/9 DRYBURGH ST, WEST MELBOURNE, VIC  1  -  -

Sale Price

\$400,000

Sale Date: 31/12/2022

Distance from Property: 69m

This report has been compiled on 19/04/2023 by KEYSTONE REAL ESTATE. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

14-20 ANDERSON ST, WEST MELBOURNE, VIC 3003


Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$380,000 to \$418,000

Median sale price

Median price \$535,500 Property type Unit Suburb WEST MELBOURNE

Period 01 April 2022 to 31 March 2023 Source 

Comparable property sales

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.

| Address of comparable property | Price | Date of sale |
|---|------------|--------------|
| 210 STANLEY ST, WEST MELBOURNE, VIC 3003 | *\$495,000 | 14/04/2023 |
| 6/9 DRYBURGH ST, WEST MELBOURNE, VIC 3003 | \$400,000 | 31/12/2022 |

This Statement of Information was prepared on: 19/04/2023