

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

104/112 ADDERLEY 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,749

Property type

Unit

Suburb

West Melbourne

Period-from

01 Mar 2021

to

28 Feb 2022

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

11/61-63 STANLEY STREET WEST MELBOURNE VIC 3003	\$559,000	23-Oct-21
4/456-460 WILLIAM STREET WEST MELBOURNE VIC 3003	\$551,500	18-Dec-21
8/44 CHETWYND STREET WEST MELBOURNE VIC 3003	\$530,000	18-Jan-22

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: 17 March 2022

DYNAMIC

RESIDENTIAL

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11/61-63 STANLEY STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price

\$559,000

Sold Date

23-Oct-21

Distance

0.28km



4/456-460 WILLIAM STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price

^{RS}**\$551,500**

Sold Date

18-Dec-21

Distance

0.71km



8/44 CHETWYND STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price

\$530,000

Sold Date

18-Jan-22

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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