

Christian Gravias 9486 2000 0424 647 353 cg@collings.com.au

#### 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              | 303/150 Dudley Street, West Melbourne Vic 3003 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |
|                      |  |

#### Indicative selling price

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

Single price \$599,000

#### Median sale price

| Median price  | \$626,000  | Hou | ISE        | Unit | Х      | :    | Suburb | West Melbourne |
|---------------|------------|-----|------------|------|--------|------|--------|----------------|
| Period - From | 01/04/2018 | to  | 30/06/2018 |      | 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.

| Ad | dress of comparable property          | Price     | Date of sale |
|----|---------------------------------------|-----------|--------------|
| 1  | 315/9 Dryburgh St WEST MELBOURNE 3003 | \$615,000 | 10/04/2018   |
| 2  | 33/9 Dryburgh St WEST MELBOURNE 3003  | \$605,000 | 25/06/2018   |
| 3  | 4/320 Spencer St WEST MELBOURNE 3003  | \$580,000 | 10/03/2018   |

#### 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.

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## COLLINGS

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Indicative Selling Price \$599,000 Median Unit Price June quarter 2018: \$626,000





Agent Comments

### Comparable Properties

315/9 Dryburgh St WEST MELBOURNE 3003

(VG)

**-**2





Price: \$615,000 Method: Sale Date: 10/04/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

33/9 Dryburgh St WEST MELBOURNE 3003

(REI)





Price: \$605,000 Method: Private Sale Date: 25/06/2018

Rooms: 3

Property Type: Apartment

4/320 Spencer St WEST MELBOURNE 3003

(VG)

**-**2





Price: \$580,000 Method: Sale Date: 10/03/2018 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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