# 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

1/459 King Street, West Melbourne Vic 3003

## Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |               |                    |             |                       |  |  |  |
|--|---------------|--------------------|-------------|-----------------------|--|--|--|
| Range between  | \$1,700,000   | &                  | \$1,800,000 |                       |  |  |  |
| Median sale price  |               |                    |             |                       |  |  |  |
| Median price   | \$760,500 H   | <del>ouse</del> Ur | nit X       | Suburb West Melbourne |  |  |  |
| Period - From  | 01/10/2017 to | 31/12/2017         | 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.

| Ado | dress of comparable property          | Price       | Date of sale |
|-----|---------------------------------------|-------------|--------------|
| 1   | 140 Adderley St WEST MELBOURNE 3003   | \$1,800,000 | 25/11/2017   |
| 2   | 23/1 Flagstaff La WEST MELBOURNE 3003 | \$1,750,000 | 11/10/2017   |
| 3   | 183 Stanley St WEST MELBOURNE 3003    | \$1,710,000 | 19/12/2017   |

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.

#### Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962

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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.





Rooms: **Property Type:** Agent Comments

**Indicative Selling Price** \$1,700,000 - \$1,800,000 **Median Unit Price** December guarter 2017: \$760,500

# **Comparable Properties**

140 Adderley St WEST MELBOURNE 3003 Agent Comments (REI/VG)



Price: \$1,800,000 Method: Auction Sale Date: 25/11/2017 Rooms: -Property Type: Townhouse (Res) Land Size: 114 sqm approx



23/1 Flagstaff La WEST MELBOURNE 3003 Agent Comments (REI/VG)



Price: \$1,750,000 Method: Private Sale Date: 11/10/2017 Rooms: -Property Type: Townhouse (Res)



183 Stanley St WEST MELBOURNE 3003 (REI) Agent Comments



Price: \$1,710,000 Method: Private Sale Date: 19/12/2017 Rooms: -Property Type: House (Res)

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962

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