

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 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 House Unit 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.

	Address 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.

1/459 King Street, West Melbourne Vic 3003



Rooms:
Property Type:
Agent Comments

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

Comparable Properties

140 Adderley St WEST MELBOURNE 3003 (REI/VG)

Agent Comments



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 (REI/VG)

Agent Comments



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)