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	ouse 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

propertydata

Generated: 14/03/2018 11:25

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

propertydata

Generated: 14/03/2018 11:25

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.

