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	207/28 CURZON 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	$1,150,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$587,749	Property type	Unit	Suburb	West Melbourne
Period-from	01 Apr 2021	to	31 Mar 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
8110/228 LA TROBE STREET MELBOURNE VIC 3000	$1,287,200	24-Dec-21
64 BAILLIE STREET NORTH MELBOURNE VIC 3051	$1,220,000	09-Apr-22
302/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051	$1,212,500	08-Nov-21

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: 12 April 2022

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8110/228 LA TROBE STREET MELBOURNE VIC 3000

3 2 1

Sold Price RS **$1,287,200** Sold Date **24-Dec-21**

Distance **1.33km**

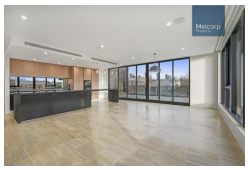


64 BAILLIE STREET NORTH MELBOURNE VIC 3051

3 2 1

Sold Price RS **$1,220,000** UN Sold Date **09-Apr-22**

Distance **0.52km**



302/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051

3 3 2

Sold Price **$1,212,500** Sold Date **08-Nov-21**

Distance **0.47km**

RS = Recent sale **UN** = Undisclosed Sale

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