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	191 Stanley Street, West Melbourne Vic 3003

Indicative selling price

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

Single price $1,250,000

Median sale price

Median price $1,232,500 Property Type House Suburb West Melbourne

Period - From 01/10/2020 to 30/09/2021 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	97 Chetwynd St NORTH MELBOURNE 3051	$1,300,000	21/08/2021
2	584 Spencer St WEST MELBOURNE 3003	$1,260,000	23/10/2021
3	452 William St WEST MELBOURNE 3003	$1,125,000	10/07/2021

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.~~

This Statement of Information was prepared on: 15/12/2021 18:59

191 Stanley Street, West Melbourne Vic 3003



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Property Type: House

Agent Comments

Indicative Selling Price
$1,250,000
Median House Price
Year ending September 2021: $1,232,500

Comparable Properties



97 Chetwynd St NORTH MELBOURNE 3051 (REI)

\- - 1

Price: $1,300,000
Method: Private Sale
Date: 21/08/2021
Property Type: Surgery
Land Size: 115 sqm approx

Agent Comments



584 Spencer St WEST MELBOURNE 3003 (REI)

3 2 -

Price: $1,260,000
Method: Auction Sale
Date: 23/10/2021
Property Type: House (Res)

Agent Comments



452 William St WEST MELBOURNE 3003 (REI/VG)

3 1 -

Price: $1,125,000
Method: Auction Sale
Date: 10/07/2021
Property Type: House (Res)
Land Size: 67 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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