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	5/20 Commercial Road, Melbourne Vic 3004

Indicative selling price

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

Range between $1,200,000 & $1,250,000

Median sale price

Median price $515,444 Property Type Unit Suburb 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	24/20 Commercial Rd MELBOURNE 3004	$1,300,000	11/12/2021
2			
3			

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: 17/01/2022 13:16

5/20 Commercial Road, Melbourne Vic 3004



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Property Type:
townhouse/apartment
Land Size: internal area 135sqm sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,250,000
Median Unit Price
Year ending September 2021: $515,444

Due to the unique nature of the property there is a lack of direct comparable properties.

Comparable Properties



24/20 Commercial Rd MELBOURNE 3004 (REI) Agent Comments

4 2 2

Price: $1,300,000
Method: Auction Sale
Date: 11/12/2021
Property Type: Apartment

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 - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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