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	207/14-16 Anderson Street, West Melbourne Vic 3003

Indicative selling price

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

Single price $335,000

Median sale price

Median price $559,000 Property Type Unit Suburb West Melbourne

Period - From 01/01/2024 to 31/03/2024 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	308/130 Dudley St WEST MELBOURNE 3003	$340,000	24/05/2024
2	G01/14-18 Anderson St WEST MELBOURNE 3003	$322,500	14/05/2024
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: 28/06/2024 10:09

207/14-16 Anderson Street, West Melbourne Vic 3003



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$335,000
Median Unit Price
March quarter 2024: $559,000

Comparable Properties



308/130 Dudley St WEST MELBOURNE 3003 (REI)

1 1 -

Price: $340,000
Method: Private Sale
Date: 24/05/2024
Property Type: Apartment

Agent Comments



G01/14-18 Anderson St WEST MELBOURNE 3003 (REI)

1 1 1

Price: $322,500
Method: Private Sale
Date: 14/05/2024
Property Type: Apartment
Land Size: 50 sqm approx

Agent Comments

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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