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	14/11 ANDERSON 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	$1,250,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$525,000	Property type	Unit	Suburb	West Melbourne
Period-from	01 Sep 2023	to	31 Aug 2024	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
203/22-28 COURTNEY STREET NORTH MELBOURNE VIC 3051	$1,280,000	09-Dec-23
402/10 WOMINJEKA WALK WEST MELBOURNE VIC 3003	$1,300,000	21-Nov-23
2904N/883 COLLINS STREET DOCKLANDS VIC 3008	$1,350,000	18-Sep-23

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: 05 September 2024

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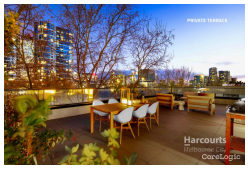
203/22-28 COURTNEY STREET NORTH MELBOURNE VIC 3051

3 2 1

Sold Price **$1,280,000** Sold Date **09-Dec-23**

Distance **1.19km**



402/10 WOMINJEKA WALK WEST MELBOURNE VIC 3003

3 2 2

Sold Price **$1,300,000** Sold Date **21-Nov-23**

Distance **0.86km**



2904N/883 COLLINS STREET DOCKLANDS VIC 3008

3 2 2

Sold Price **$1,350,000** Sold Date **18-Sep-23**

Distance **1.84km**

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

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