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<br>Including suburb and postcode | 403/16 Liverpool Street, Melbourne Vic 3000 |

## Indicative selling price

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

Range between $420,000 & $460,000

## Median sale price

Median price $560,000 Property Type Unit Suburb Melbourne

Period - From 20/11/2023 to 19/11/2024 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 | 908/318 Little Lonsdale St MELBOURNE 3000 | $430,000 | 23/10/2024 |
| 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: 20/11/2024 09:55

# 403/16 Liverpool Street, Melbourne Vic 3000



1 1 1

**Rooms:** 2
**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$420,000 - $460,000
**Median Unit Price**
20/11/2023 - 19/11/2024: $560,000

## Comparable Properties



**908/318 Little Lonsdale St MELBOURNE 3000 (REI)**

1 1 1

**Price:** $430,000
**Method:** Private Sale
**Date:** 23/10/2024
**Property Type:** Apartment

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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