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	505/112 ADDERLEY 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	$830,000	&	$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$515,000	Property type	Unit	Suburb	West Melbourne
Period-from	01 Dec 2023	to	30 Nov 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
817/260 SPENCER STREET MELBOURNE VIC 3000	$850,000	30-May-24
1802/408 SPENCER STREET WEST MELBOURNE VIC 3003	$864,000	11-Dec-23
5910/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	$879,000	07-Nov-24

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: 02 December 2024

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817/260 SPENCER STREET MELBOURNE VIC 3000

2 2 1

Sold Price **$850,000** Sold Date **30-May-24**

Distance **0.61km**



1802/408 SPENCER STREET WEST MELBOURNE VIC 3003

2 2 1

Sold Price **$864,000** Sold Date **11-Dec-23**

Distance **0.23km**



5910/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 1

Sold Price RS **$879,000** Sold Date **07-Nov-24**

Distance **0.56km**

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

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