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	203/493-499 VICTORIA 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	$490,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$525,000	Property type	Unit	Suburb	West Melbourne
Period-from	01 Aug 2023	to	31 Jul 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.

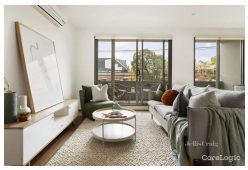
Address of comparable property	Price	Date of sale
108/493-499 VICTORIA STREET WEST MELBOURNE VIC 3003	$480,000	12-Jun-24
306/145 RODEN STREET WEST MELBOURNE VIC 3003	$483,000	22-Sep-23
210/64 MACAULAY ROAD NORTH MELBOURNE VIC 3051	$480,000	01-Mar-24

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: 17 August 2024

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108/493-499 VICTORIA STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price RS **$480,000** Sold Date **12-Jun-24**

Distance **0.01km**



306/145 RODEN STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price **$483,000** Sold Date **22-Sep-23**

Distance **0.53km**



210/64 MACAULAY ROAD NORTH MELBOURNE VIC 3051

2 1 1

Sold Price **$480,000** Sold Date **01-Mar-24**

Distance **0.72km**

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

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