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 | 501/28 Curzon Street, West Melbourne Vic 3003 |

## Indicative selling price

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

Range between $1,350,000 & $1,450,000

## Median sale price

Median price $550,000 Property Type Unit Suburb West Melbourne

Period - From 01/04/2023 to 30/06/2023 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 | 3/12 Warburton La MELBOURNE 3000 | $1,530,000 | 25/05/2023 |
| 2 | 1013/118 Franklin St MELBOURNE 3000 | $1,380,000 | 09/08/2023 |
| 3 | 1504/188 Macaulay Rd NORTH MELBOURNE 3051 | $1,300,000 | 11/04/2023 |

**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: 14/09/2023 10:33

# 501/28 Curzon Street, West Melbourne Vic 3003




3 2 2

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$1,350,000 - $1,450,000
**Median Unit Price**
June quarter 2023: $550,000

## Comparable Properties



**3/12 Warburton La MELBOURNE 3000 (REI/VG)**

3 1 -

**Price:** $1,530,000
**Method:** Private Sale
**Date:** 25/05/2023
**Property Type:** Apartment

Agent Comments



**1013/118 Franklin St MELBOURNE 3000 (REI)**

3 2 1

**Price:** $1,380,000
**Method:** Sold Before Auction
**Date:** 09/08/2023
**Property Type:** Apartment

Agent Comments



**1504/188 Macaulay Rd NORTH MELBOURNE 3051 (REI)**

3 3 2

**Price:** $1,300,000
**Method:** Private Sale
**Date:** 11/04/2023
**Property Type:** Apartment

Agent Comments

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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