

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

102/7 Howard Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$825,000 & \$875,000

Median sale price

Median price \$493,000 Property Type Unit Suburb West Melbourne

Period - From 01/04/2024 to 30/06/2024 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	11/116 Drummond St CARLTON 3053	\$800,000	29/06/2024
2	318/275 Abbotsford St NORTH MELBOURNE 3051	\$800,000	23/04/2024
3	B1/27 Flinders La MELBOURNE 3000	\$880,000	20/05/2024

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:

28/08/2024 14:59



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



11/116 Drummond St CARLTON 3053 (REI)

Agent Comments

2 1 1

Price: \$800,000

Method: Auction Sale

Date: 29/06/2024

Property Type: Unit



318/275 Abbotsford St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000

Method: Private Sale

Date: 23/04/2024

Property Type: Apartment



B1/27 Flinders La MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 1

Price: \$880,000

Method: Private Sale

Date: 20/05/2024

Property Type: Apartment