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	9/30 Chetwynd Street, West Melbourne Vic 3003

Indicative selling price

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

Single price $620,000

Median sale price

Median price $556,000 Property Type Unit Suburb West Melbourne

Period - From 11/10/2023 to 10/10/2024 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	42/33 La Trobe St MELBOURNE 3000	$636,000	27/07/2024
2	1/12 Courtney St NORTH MELBOURNE 3051	$640,000	17/07/2024
3	39/30 Chetwynd St WEST MELBOURNE 3003	$595,000	28/05/2024

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: 11/10/2024 10:04

9/30 Chetwynd Street, West Melbourne Vic 3003

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2 1 1

Property Type: Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$620,000
Median Unit Price
11/10/2023 - 10/10/2024: $556,000

Single level ground floor apartment leading into secure common courtyard space.

Comparable Properties



42/33 La Trobe St MELBOURNE 3000 (REI/VG)

2 1 1

Price: $636,000
Method: Auction Sale
Date: 27/07/2024
Property Type: Apartment

Agent Comments

Inferior condition, superior outlook.



1/12 Courtney St NORTH MELBOURNE 3051 (VG)

2 - -

Price: $640,000
Method: Sale
Date: 17/07/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Inferior condition, superior location.



39/30 Chetwynd St WEST MELBOURNE 3003 (REI/VG)

2 1 1

Price: $595,000
Method: Private Sale
Date: 28/05/2024
Property Type: Apartment

Agent Comments

Inferior condition, inferior floor area, superior outlook.

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