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 | 407/8 Bligh Place, Melbourne Vic 3000 |

## Indicative selling price

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

Range between $2,500,000 & $2,700,000

## Median sale price

Median price $478,564 Property Type Unit Suburb Melbourne

Period - From 01/01/2023 to 31/12/2023 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 | 3801/35 Spring St MELBOURNE 3000 | $3,350,000 | 29/02/2024 |
| 2 | 6/30 Oliver La MELBOURNE 3000 | $3,100,000 | 27/11/2023 |
| 3 | 29/2 Exhibition St MELBOURNE 3000 | $2,800,000 | 23/10/2023 |

**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: 06/03/2024 10:18

# 407/8 Bligh Place, Melbourne Vic 3000



2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$2,500,000 - $2,700,000
**Median Unit Price**
Year ending December 2023: $478,564

## Comparable Properties



**3801/35 Spring St MELBOURNE 3000 (REI)**

3 2 2

**Price:** $3,350,000
**Method:** Auction Sale
**Date:** 29/02/2024
**Property Type:** Apartment
**Land Size:** 175 sqm approx

Agent Comments



**6/30 Oliver La MELBOURNE 3000 (VG)**

2 - -

**Price:** $3,100,000
**Method:** Sale
**Date:** 27/11/2023
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments



**29/2 Exhibition St MELBOURNE 3000 (REI/VG)**

3 3 2

**Price:** $2,800,000
**Method:** Private Sale
**Date:** 23/10/2023
**Property Type:** Apartment

Agent Comments

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

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