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	14/5 ANDERSON 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~~		or range between	$980,000	&	$1,075,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$510,000	Property type	Unit	Suburb	West Melbourne
Period-from	01 Mar 2023	to	29 Feb 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
2005/9 WATERSIDE PLACE DOCKLANDS VIC 3008	$1,080,000	13-Nov-23
1802/80 LORIMER STREET DOCKLANDS VIC 3008	$1,055,000	20-Sep-23
1303/50 LORIMER STREET DOCKLANDS VIC 3008	$1,055,000	15-Sep-23

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: 07 March 2024

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2005/9 WATERSIDE PLACE DOCKLANDS VIC 3008

2 2 2

Sold Price **$1,080,000** Sold Date **13-Nov-23**

Distance **1.68km**

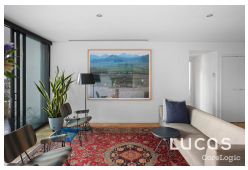


1802/80 LORIMER STREET DOCKLANDS VIC 3008

2 2 2

Sold Price **$1,055,000** Sold Date **20-Sep-23**

Distance **2.23km**



1303/50 LORIMER STREET DOCKLANDS VIC 3008

2 2 2

Sold Price Sold Date **15-Sep-23**

Distance **2.24km**

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

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