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	13/61-63 Stanley Street, West Melbourne Vic 3003

Indicative selling price

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

Range between $530,000 & $560,000

Median sale price

Median price $610,000 Property Type Unit Suburb West Melbourne

Period - From 01/10/2022 to 31/12/2022 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	33/801 Bourke St DOCKLANDS 3008	$565,000	15/12/2022
2	4/18 Dicks Pl WEST MELBOURNE 3003	$551,000	16/12/2022
3	16/44 Chetwynd St WEST MELBOURNE 3003	$550,000	03/12/2022

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: 23/01/2023 11:13

13/61-63 Stanley Street, West Melbourne Vic 3003

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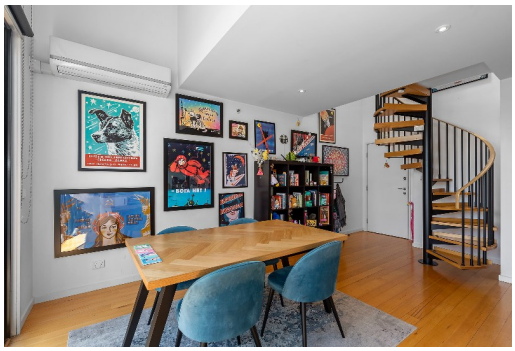

2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$530,000 - $560,000
Median Unit Price
December quarter 2022: $610,000

Comparable Properties



33/801 Bourke St DOCKLANDS 3008 (REI)

2 1 1

Price: $565,000
Method: Private Sale
Date: 15/12/2022
Rooms: 4
Property Type: Apartment

Agent Comments



4/18 Dicks Pl WEST MELBOURNE 3003 (REI)

2 1 1

Price: $551,000
Method: Private Sale
Date: 16/12/2022
Property Type: Apartment

Agent Comments



16/44 Chetwynd St WEST MELBOURNE 3003 (REI/VG)

2 1 1

Price: $550,000
Method: Auction Sale
Date: 03/12/2022
Property Type: Apartment

Agent Comments

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