

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

3/11 Austin Place 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,250

Property type

Unit

Suburb

West Melbourne

Period-from

01 May 2020

to

30 Apr 2021

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

| | | |
|--|-----------|-----------|
| 3/28 Ireland Street West Melbourne VIC 3003 | \$850,000 | 28-Apr-21 |
| 7/680 Victoria Street North Melbourne VIC 3051 | \$892,000 | 26-Mar-21 |
| 1/5 Anderson Street West Melbourne VIC 3003 | \$860,000 | 23-Dec-20 |

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: 31 May 2021



3/28 Ireland Street West Melbourne Sold Price

^{RS}

\$850,000

Sold Date

28-Apr-21

VIC 3003

2 2 1

Distance

0.18km



7/680 Victoria Street North Sold Price

Sold Price

\$892,000

Sold Date

26-Mar-21

Melbourne VIC 3051

2 1 1

Distance

0.38km



1/5 Anderson Street West Sold Price

Sold Price

\$860,000

Sold Date

23-Dec-20

Melbourne VIC 3003

2 2 2

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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