

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

705/1-13 William Street Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2018

to

31 Aug 2019

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

5305/500 Elizabeth Street Melbourne VIC 3000	\$780,000	07-May-19
283 Spring Street Melbourne VIC 3000	\$750,000	30-Apr-19
81/283 Spring Street Melbourne VIC 3000	\$750,000	30-Apr-19

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: 12 September 2019

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**5305/500 Elizabeth Street
Melbourne VIC 3000**

 2  2  1

Sold Price

\$780,000

Sold Date **07-May-19**

Distance **1.36km**



**283 Spring Street Melbourne VIC
3000**

 2  2  2

Sold Price

\$750,000

Sold Date **30-Apr-19**

Distance **1.61km**



**81/283 Spring Street Melbourne VIC
3000**

 2  1  1

Sold Price

Sold Date **30-Apr-19**

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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