



Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$519,000
Median Unit Price
Year ending March 2017: \$471,000

Comparable Properties



401/589 Elizabeth St MELBOURNE 3000 (REI) [Agent Comments](#)



Price: \$520,000
Method: Private Sale
Date: 07/05/2017
Rooms: 4
Property Type: Apartment



2508/250 Elizabeth St MELBOURNE 3000 (REI) [Agent Comments](#)



Price: \$515,000
Method: Private Sale
Date: 10/12/2016
Rooms: 3
Property Type: Apartment

2801/80 Abeckett St MELBOURNE 3000 (REI) [Agent Comments](#)



Price: \$486,000
Method: Private Sale
Date: 27/03/2017
Rooms: -
Property Type: Apartment

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	409/9 Degraves Street, Melbourne Vic 3000
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Indicative selling price

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

Single price	\$519,000
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Median sale price

Median price	\$471,000	Unit	X	Suburb	Melbourne
Period - From	01/04/2016	to	31/03/2017	Source	REIV

Comparable property sales

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
401/589 Elizabeth St MELBOURNE 3000	\$520,000	07/05/2017
2508/250 Elizabeth St MELBOURNE 3000	\$515,000	10/12/2016
2801/80 Abeckett St MELBOURNE 3000	\$486,000	27/03/2017