

Nick Walters 03 9682 6222 0438 557 885 nick@kingsfordproperty.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47AF of the Estate Agents Ac										ents Act 1980		
Property offer	ed for s	sale											
Address Including suburb and postcode		204/172 William Street, Melbourne Vic 3000											
Indicative sell	ing pric	се											
For the meaning	of this p	orice see	cons	sum	er.vic.gov.	au/un	der	quoting					
Range between \$430,000			&			\$	\$450,000						
Median sale p	rice												
Median price	\$486,00	House			Unit		Х		Suburb	Мє	elbourne		
Period - From	Period - From 01/07/2017				to 30/09/2017 Source R					REIV			
Comparable p	roperty	sales	(*Del	lete	A or B b	elow	as	applica	ble)				
months		estate a								operty for sak to be most co			
Address of comparable property										Price		Date of sale	
1													
2													
3													
OR													
B* The est	ate agen	nt or age	nt's r	epre	esentative	reasor	nabl	ly believe	s tha	at fewer than t	thre	e comparable	

properties were sold within two kilometres of the property for sale in the last six months.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Indicative Selling Price \$430,000 - \$450,000 **Median Unit Price** September quarter 2017: \$486,000





Rooms:

Property Type: Residential

Apartment

Land Size: 71 sqm approx

Agent Comments

Comparable Properties

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.

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