



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1201/60 Market Street, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

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

Range Between \$368,000 & \$378,000

MEDIAN SALE PRICE

Median price \$490,000 | House | Melbourne (3000)

Period - From 27 July 2018 to 26 July 2019 | Source - realestate.com

COMPARABLE PROPERTY SALES

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 |
|---|------------------|-------------------|
| 2302/315 LA TROBE STREET, MELBOURNE VIC 3000 | \$280,500 | 26/06/2018 |
| 2114/220 SPENCER STREET, MELBOURNE VIC 3000 | \$367,000 | 22/07/2018 |
| 903/568 ST KILDA ROAD, MELBOURNE VIC 3004 | \$375,000 | 22/05/2018 |