### 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

s |1826/199 William Street, Melbourne Vic 3000 d e

#### Indicative selling price

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

Range between \$550,000	&	\$605,000
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#### Median sale price

Median price	\$499,000	Hou	Ise	Unit	Х			Suburb	Melbourne
Period - From	01/04/2017	to	30/06/2017		Sou	irce	REIV		

#### 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 sixmonths 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
1		
2		
3		

OR

**B**<sup>\*</sup> 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.

Account - Ray White Melbourne CBD | P: 03 8488 7870 | F: 03 8678 1101

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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.





## 1826/199 William Street, Melbourne Vic 3000

# Ray White.





Rooms: Property Type: Strata Unit/Flat Agent Comments billy.bi@raywhite.com Indicative Selling Price \$550,000 - \$605,000

Billy Bi 03 8488 6913 0426 654 644

Median Unit Price June quarter 2017: \$499,000

# **Comparable Properties**



Price: \$560,000 Method: Private Sale Date: 19/07/2017 Rooms: 4 Property Type: Apartment

**1** 2

1919/199 William St MELBOURNE 3000 (VG)

3707/318 Russell St MELBOURNE 3000 (REI)

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Price: \$547,000 Method: Sale Date: 21/05/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)

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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propertydata

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Agent Comments

Agent Comments

