

# 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

16/44 Chetwynd Street, West Melbourne Vic 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$590,000

### Median sale price

Median price \$373,000 Property Type Unit Suburb West Melbourne

Period - From 01/07/2022 to 30/09/2022 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

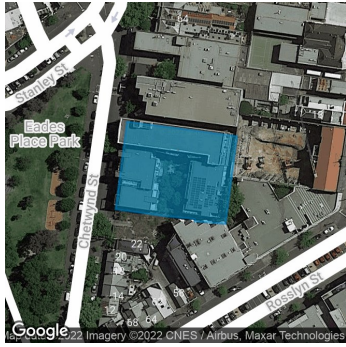
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1106/23 Batman St WEST MELBOURNE 3003	\$575,000	13/07/2022
2	205/22 Courtney St NORTH MELBOURNE 3051	\$565,000	19/08/2022
3	1313/228 Abeckett St MELBOURNE 3000	\$550,000	21/10/2022

**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 six months.~~

This Statement of Information was prepared on: 28/10/2022 17:07



**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 78 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$550,000 - \$590,000  
**Median Unit Price**  
 September quarter 2022: \$373,000

## Comparable Properties



**1106/23 Batman St WEST MELBOURNE 3003** Agent Comments  
 (REI/VG)



**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 13/07/2022  
**Property Type:** Apartment



**205/22 Courtney St NORTH MELBOURNE 3051** Agent Comments  
 (REI/VG)



**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 19/08/2022  
**Property Type:** Apartment



**1313/228 Abeckett St MELBOURNE 3000 (REI)** Agent Comments



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 21/10/2022  
**Property Type:** Apartment

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