

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

1408/8 Downie Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$310,000 & \$340,000

Median sale price

Median price \$465,500 Property Type Unit Suburb Melbourne

Period - From 01/10/2022 to 30/09/2023 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	1416/220 Spencer St MELBOURNE 3000	\$340,000	26/09/2023
2	4501/568 Collins St MELBOURNE 3000	\$310,000	28/09/2023
3	2206/33 Rose La MELBOURNE 3000	\$306,500	28/09/2023

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:

01/11/2023 09:51



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Property Type: Apartment

Land Size: 56 sqm approx

Agent Comments

Indicative Selling Price

\$310,000 - \$340,000

Median Unit Price

Year ending September 2023: \$465,500

Comparable Properties



1416/220 Spencer St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$340,000

Method: Private Sale

Date: 26/09/2023

Property Type: Apartment



4501/568 Collins St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$310,000

Method: Private Sale

Date: 28/09/2023

Property Type: Apartment



2206/33 Rose La MELBOURNE 3000 (REI/VG)

Agent Comments

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Price: \$306,500

Method: Private Sale

Date: 28/09/2023

Property Type: Apartment