

# 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 9 Anthony Street, Melbourne Vic 3000

### Indicative selling price

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

Range between \$750,000 & \$825,000

### Median sale price

Median price \$511,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2020 to 31/03/2020 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	502/87 Franklin St, Melbourne, Vic 3000, Australia	\$768,000	30/03/2020
2	8/7 Drewery La, Melbourne, Vic 3000, Australia	\$880,000	10/03/2020
3	13/369 Abbotsford St NORTH MELBOURNE 3051	\$775,000	21/12/2019

**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: 10/06/2020 07:59

9 Anthony Street, Melbourne Vic 3000



 3  1  1

**Property Type:**  
Flat/Unit/Apartment (Res)

**Agent Comments**

This property also has 2 large private outdoor terraces.

**Indicative Selling Price**

\$750,000 - \$825,000

**Median Unit Price**

March quarter 2020: \$511,000

## Comparable Properties

502/87 Franklin St, Melbourne, Vic 3000,  
Australia (REI)

Agent Comments

 2  2  1

**Price:** \$768,000

**Method:**

**Date:** 30/03/2020

**Property Type:** Apartment

8/7 Drewery La, Melbourne, Vic 3000, Australia (REI) Agent Comments

 2  2  1

**Price:** \$880,000

**Method:**

**Date:** 10/03/2020

**Property Type:** Apartment



13/369 Abbotsford St NORTH MELBOURNE  
3051 (REI/VG)

Agent Comments

 3  1  1

**Price:** \$775,000

**Method:** Auction Sale

**Date:** 21/12/2019

**Property Type:** Flat

Account - Donazzan Boutique Property



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.