

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 2705/8 Downie Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range

\$570,000

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\$590,000

Median sale price

Median price

\$490,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

16/07/2019

to

21/07/2020

Source

realestate.com.au

Comparable property sales

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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
3017/220 SPENCER STREET, MELBOURNE VIC 3000	\$620,000	10/07/2020
4203/220 SPENCER STREET, MELBOURNE VIC 3000	\$599,000	09/07/2020
4210/120 ABECKETT STREET, MELBOURNE VIC 3000	\$640,000	19/03/2020

This Statement of Information was prepared on: 09/11/2020