

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



103/22 COROMANDEL PLACE,







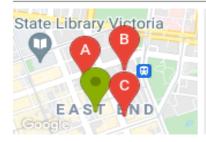
Indicative Selling Price

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

Price Range:

null

MEDIAN SALE PRICE



MELBOURNE, VIC, 3000

Suburb Median Sale Price (Unit)

\$530,000

01 October 2020 to 30 September 2021

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



9/131 LONSDALE ST, MELBOURNE, VIC 3000







Sale Price

*\$305,000

Sale Date: 11/11/2021

Distance from Property: 230m





17/24 LITTLE BOURKE ST, MELBOURNE, VIC







Sale Price

*\$310,000

Sale Date: 07/11/2021

Distance from Property: 353m





405/100 EXHIBITION ST, MELBOURNE, VIC







Sale Price

\$300.000

Sale Date: 23/06/2021

Distance from Property: 195m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Address Including suburb and postcode	103/22 COROMANDEL PLACE MELBOURNE VIC 3000
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Indicative selling price										
For the meaning	g of this price see consur	mer.vic.gov.au/ι	underquoti	ng						
Price Range:										
Median sale price										
Median price	\$530,000	Property type		Unit		Suburb	MELBOURNE			
Period	Period 01 October 2020 to 30 September 2021			Source		p	ricefinder			

Comparable property sales

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
9/131 LONSDALE ST, MELBOURNE, VIC 3000	*\$305,000	11/11/2021
17/24 LITTLE BOURKE ST, MELBOURNE, VIC 3000	*\$310,000	07/11/2021
405/100 EXHIBITION ST, MELBOURNE, VIC 3000	\$300,000	23/06/2021

This Statement of Informa	tion was prepared on:
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01/12/2021

