

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	Hardware Street, Melbourne Vic 3000 2/114 Hardware Street Melbourne
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Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	15A/392 Little Collins St MELBOURNE 3000	\$527,000	30/08/2018
2	1/1 Exhibition St MELBOURNE 3000	\$522,500	13/06/2018
3	705/2 Queen St MELBOURNE 3000	\$520,000	14/07/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending September 2018: \$530,000

Comparable Properties



15A/392 Little Collins St MELBOURNE 3000 (VG) Agent Comments



Price: \$527,000
Method: Sale
Date: 30/08/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

1/1 Exhibition St MELBOURNE 3000 (VG) Agent Comments



Price: \$522,500
Method: Sale
Date: 13/06/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

705/2 Queen St MELBOURNE 3000 (VG) Agent Comments



Price: \$520,000
Method: Sale
Date: 14/07/2018
Rooms: -
Property Type: Office (Com)