

## 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

1219/199 WILLIAM 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) (\*Delete single price or range as applicable)

Single Price

\$499,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 1/562-566 LITTLE BOURKE STREET MELBOURNE VIC 3000 | \$490,000 | 10-Jan-24 |
| 807/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$480,000 | 11-Nov-23 |
| 1510/628 FLINDERS STREET DOCKLANDS VIC 3008       | \$500,000 | 01-Mar-24 |

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 6 months.

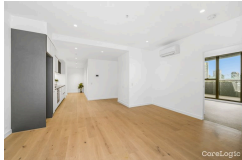
This Statement of Information was prepared on: 02 April 2024



**1/562-566 LITTLE BOURKE STREET  
MELBOURNE VIC 3000** Sold Price **\$490,000** Sold Date **10-Jan-24**

2 1 -

Distance **0.13km**



**807/639 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000** Sold Price **\$480,000** Sold Date **11-Nov-23**

2 1 -

Distance **0.4km**



**1510/628 FLINDERS STREET  
DOCKLANDS VIC 3008** Sold Price <sup>RS</sup> **\$500,000** Sold Date **01-Mar-24**

2 1 -

Distance **0.78km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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