

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

1707/8 Downie Street Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2020

to

30 Sep 2021

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

106P/8 Downie Street Melbourne VIC 3000	\$515,000	19-Mar-21
2705/8 Downie Street Melbourne VIC 3000	\$570,000	12-Mar-21
610/7 Katherine Place Melbourne VIC 3000	\$500,000	09-Apr-21

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: 14 October 2021

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**106P/8 Downie Street Melbourne
VIC 3000**

Sold Price

\$515,000

Sold Date

19-Mar-21

 2  -  -

Distance

-



**2705/8 Downie Street Melbourne
VIC 3000**

Sold Price

\$570,000

Sold Date

12-Mar-21

 2  2  1

Distance

-



**610/7 Katherine Place Melbourne
VIC 3000**

Sold Price

\$500,000

Sold Date

09-Apr-21

 2  2  -

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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