

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 34 Miller Street, West Melbourne Vic 3003 purb and oostcode

Indicative selling price

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

Range between \$1,	,300,000	&	\$1,400,000

Median sale price

Median price	\$822,000	Hou	ise	Х	Unit			Suburb	West Melbourne
Period - From	01/04/2017	to	30/0	06/2017		Source	REIV		

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 sixmonths 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		
2		
3		

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House Land Size: 216 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median Unit Price June quarter 2017: \$615,000

Comparable Properties



53 Hawke St WEST MELBOURNE 3003 (REI) Agent Comments



Price: \$1,400,000 Method: Auction Sale Date: 27/05/2017 Rooms: -Property Type: House (Res) Land Size: 200 sqm approx



72 Curzon St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$1,126,000 Method: Sold Before Auction Date: 16/05/2017 Rooms: -Property Type: House (Res)

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