

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

101/1 Union Street Melbourne VIC 3004

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

\$200,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2020

to

31 Dec 2020

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

1102/1 Roy Street Melbourne VIC 3004	\$2,300,000	18-Aug-20
1304/505-507 St Kilda Road Melbourne VIC 3004	\$2,175,000	03-Oct-20
803/15 Queens Road Melbourne VIC 3004	\$3,400,000	08-Aug-20

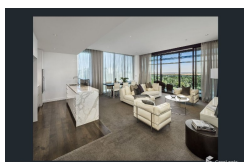
OR

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.

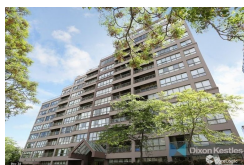
This Statement of Information was prepared on: 25 January 2021

**1102/1 Roy Street Melbourne VIC 3004**Sold Price ^{RS} **\$2,300,000** Sold Date **18-Aug-20**

3 2 2

Distance **0.78km****1304/505-507 St Kilda Road Melbourne VIC 3004**Sold Price **\$2,175,000** Sold Date **03-Oct-20**

3 2 2

Distance **1.07km****803/15 Queens Road Melbourne VIC 3004**Sold Price **\$3,400,000** Sold Date **08-Aug-20**

2 2 1

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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