

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1 Wilson Street, South Melbourne

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 \$1,300,000 & \$1,400,00

Median sale price

(*Delete house or unit as applicable)

Median price \$1,705,000 *House X *Unit Suburb South Melbourne
Period - From 11/9/16 to 11/9/17 Source REA Realestate.com

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
7 Little Tribe Street	\$1,620,000	26/08/2017
2/9 Cruikshank Street	\$1,480,000	04/06/2017
16/284 Dorcas Street	\$1,265,000	17/05/2017

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.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.