

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

98 Pickles Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$1,580,500

Property Type

House

Suburb

South Melbourne

Period - From

01/01/2020

to

31/03/2020

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 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
1	54 Stead St SOUTH MELBOURNE 3205	\$1,820,000	15/05/2020
2	6 Gray La ALBERT PARK 3206	\$1,800,000	30/05/2020
3	4 Greig St ALBERT PARK 3206	\$1,710,000	02/04/2020

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.~~

This Statement of Information was prepared on:

10/06/2020 11:04

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Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

March quarter 2020: \$1,580,500



Property Type: House (Previously Occupied - Detached)

Land Size: 240 sqm approx

Agent Comments

Comparable Properties



54 Stead St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,820,000

Method: Private Sale

Date: 15/05/2020

Property Type: House (Res)



6 Gray La ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,800,000

Method: Sold Before Auction

Date: 30/05/2020

Property Type: House (Res)



4 Greig St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,710,000

Method: Sold Before Auction

Date: 02/04/2020

Property Type: House (Res)