

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

1/59 Dow Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,130,000

&

\$1,230,000

Median sale price

Median price \$2,270,000

Property Type House

Suburb South Melbourne

Period - From 01/01/2023

to 31/03/2023

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	39/453 St Kilda Rd MELBOURNE 3004	\$1,195,000	12/05/2023
2	301A/86 Bay St PORT MELBOURNE 3207	\$1,167,000	22/04/2023
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.~~

This Statement of Information was prepared on:

15/06/2023 11:57

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Indicative Selling Price

\$1,130,000 - \$1,230,000

Median House Price

March quarter 2023: \$2,270,000



 2  1  1

Property Type:

Agent Comments

Comparable Properties



39/453 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 2  1  1

Price: \$1,195,000

Method: Private Sale

Date: 12/05/2023

Property Type: Apartment



301A/86 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments

 2  2  2

Price: \$1,167,000

Method: Auction Sale

Date: 22/04/2023

Property Type: Unit

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.