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	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,130,000		&		\$1,230,000			
Median sale p	rice							
Median price	\$2,270,000	Pro	operty Type	Hou	se		Suburb	South Melbourne
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Ad	dress 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



WHIJEFOX





Property Type: Agent Comments Peter Zervas 9068 4850 0405 682 173 peterz@whitefoxrealestate.com.au

> Indicative Selling Price \$1,130,000 - \$1,230,000 Median House Price March quarter 2023: \$2,270,000

Comparable Properties



39/453 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$1,195,000 Method: Private Sale Date: 12/05/2023 Property Type: Apartment



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



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.

Account - Whitefox Real Estate | P: 96459699

property



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