Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

36 Glover Street, South Melbourne Vic 3205
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Indicative selling price

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

Range between	\$1,480,000	&	\$1,540,000
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Median sale price

Median price	\$1,565,000	Pro	perty Type	House		Suburb	South Melbourne
Period - From	01/10/2023	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	120 Richardson St ALBERT PARK 3206	\$1,500,000	23/07/2024
2	46 Glover St SOUTH MELBOURNE 3205	\$1,530,000	27/05/2024
3	52 Iffla St SOUTH MELBOURNE 3205	\$1,540,000	02/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/12/2024 10:54









Property Type: House **Land Size:** 168 sqm approx

Agent Comments

Indicative Selling Price \$1,480,000 - \$1,540,000 Median House Price Year ending September 2024: \$1,565,000

Comparable Properties



120 Richardson St ALBERT PARK 3206 (REI)

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Price: \$1,500,000 Method: Private Sale Date: 23/07/2024 Property Type: House



46 Glover St SOUTH MELBOURNE 3205

(REI/VG)

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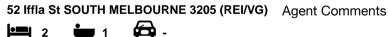
a.

Price: \$1,530,000 **Method:** Private Sale **Date:** 27/05/2024

Property Type: House (Res) **Land Size:** 261 sqm approx

Agent Comments

Agent Comments





Price: \$1,540,000 Method: Private Sale Date: 02/05/2024 Property Type: House

Land Size: 118 sqm approx

Account - Cayzer | P: 03 9699 5999



