

# 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 504/201 Ferrars Street, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,695,000

### Median sale price

Median price \$585,000 Property Type Unit Suburb South Melbourne

Period - From 01/07/2024 to 30/09/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

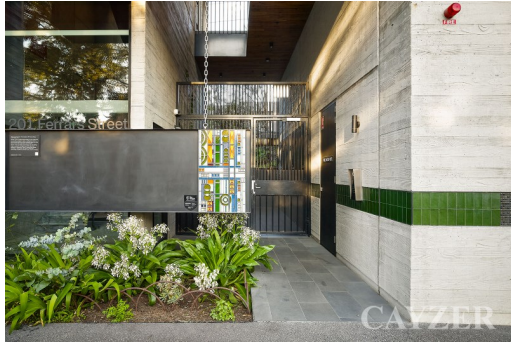
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	503/201 Ferrars St SOUTH MELBOURNE 3205	\$1,670,000	20/08/2024
2	47 Cobden St SOUTH MELBOURNE 3205	\$1,500,000	26/10/2024
3	348 Moray St SOUTH MELBOURNE 3205	\$2,310,000	11/10/2024

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: 31/10/2024 15:57



 3
  2
  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$1,695,000

**Median Unit Price**  
 September quarter 2024: \$585,000

## Comparable Properties



**503/201 Ferrars St SOUTH MELBOURNE 3205 (REI)** **Agent Comments**

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**Price:** \$1,670,000  
**Method:**  
**Date:** 20/08/2024  
**Property Type:** Apartment



**47 Cobden St SOUTH MELBOURNE 3205 (REI)** **Agent Comments**

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**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)



**348 Moray St SOUTH MELBOURNE 3205 (REI)** **Agent Comments**

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**Price:** \$2,310,000  
**Method:** Private Sale  
**Date:** 11/10/2024  
**Property Type:** House  
**Land Size:** 204 sqm approx

Account - Cayzer | P: 03 9646 0812



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