

## 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

316 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)

Range between \$955,000

&amp;

\$1,050,500

## Median sale price

Median price \$1,232,500

House

X

Unit

Suburb

South Melbourne

Period - From 01/04/2019

to

30/06/2019

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	69 Heath St PORT MELBOURNE 3207	\$977,500	13/04/2019
2	204 Heath St PORT MELBOURNE 3207	\$965,000	26/06/2019
3	27 Alfred St PORT MELBOURNE 3207	\$960,000	01/06/2019

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.

316 Ferrars Street, South Melbourne Vic 3205

Ryan Fisher  
03 95989111  
0424846822  
rfisher@follettco.com.au



3 1

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$955,000 - \$1,050,500  
**Median House Price**  
June quarter 2019: \$1,232,500

## Comparable Properties



**69 Heath St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

2 1 -

**Price:** \$977,500  
**Method:** Auction Sale  
**Date:** 13/04/2019  
**Rooms:** -  
**Property Type:** House (Res)



**204 Heath St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

2 1 -

**Price:** \$965,000  
**Method:** Private Sale  
**Date:** 26/06/2019  
**Rooms:** 3  
**Property Type:** House



**27 Alfred St PORT MELBOURNE 3207 (REI)**

**Agent Comments**

2 1 -

**Price:** \$960,000  
**Method:** Auction Sale  
**Date:** 01/06/2019  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 115 sqm approx