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	316 Ferrars Street, South Melbourne Vic 3205
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$955,000	&	\$1,050,500

Median sale price

Median price	\$1,232,500	Hou	use X	Unit		Subur	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.

Ad	dress 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

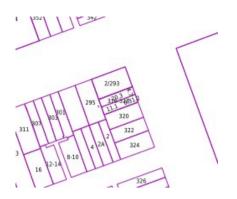
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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1 A

Rooms

Property Type: House (Res)

Agent Comments

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

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)

2

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6

Price: \$977,500 **Method:** Auction Sale **Date:** 13/04/2019

Rooms: -

Property Type: House (Res)

Agent Comments



204 Heath St PORT MELBOURNE 3207 (REI)

-2





3

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

Property Type: House

Agent Comments



27 Alfred St PORT MELBOURNE 3207 (REI)





Price: \$960,000 Method: Auction Sale Date: 01/06/2019

Rooms: 3

Property Type: House (Res) **Land Size:** 115 sqm approx

Agent Comments

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