

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

229 Cecil Street, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$3,290,000

Median sale price

Median price

\$1,416,000

Property Type

House

Suburb

South Melbourne

Period - From

01/10/2019

to

31/12/2019

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	227a Cecil St SOUTH MELBOURNE 3205	\$3,250,000	30/11/2019
2	227 Cecil St SOUTH MELBOURNE 3205	\$3,200,000	23/01/2020
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:

20/02/2020 13:40

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Indicative Selling Price

\$3,290,000

Median House Price

December quarter 2019: \$1,416,000



4 3 2

Property Type: House (Res)

Agent Comments

Setting a new benchmark in contemporary design and luxury, every element of this brand new architecturally striking residence will impress with its bespoke style, first class finishes and exceptional proportions

Comparable Properties

227a Cecil St SOUTH MELBOURNE 3205 (REI) Agent Comments

3 2 2

Price: \$3,250,000

Method: Expression of Interest

Date: 30/11/2019

Property Type: House

227 Cecil St SOUTH MELBOURNE 3205 (REI) Agent Comments

4 3 2

Price: \$3,200,000

Method: Private Sale

Date: 23/01/2020

Property Type: House

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.