## 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

387 Park Street, South Melbourne Vic 3205

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,150,000		&		\$1,250,000				
Median sale p	rice								
Median price	\$1,735,000	Property Type Hou		Hou	se		Suburb	South Melbourne	
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	151 Napier St SOUTH MELBOURNE 3205	\$1,385,000	23/11/2021
2	152 Cobden St SOUTH MELBOURNE 3205	\$1,320,000	17/12/2021
3	64 Raglan St SOUTH MELBOURNE 3205	\$1,210,000	08/01/2022

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:

17/01/2022 10:14









**Property Type:** House Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price September quarter 2021: \$1,735,000

# **Comparable Properties**



151 Napier St SOUTH MELBOURNE 3205 (REI) Agent Comments

Agent Comments



Price: \$1,385,000 Method: Private Sale Date: 23/11/2021 Property Type: House Land Size: 145 sqm approx



152 Cobden St SOUTH MELBOURNE 3205 (REI)



Price: \$1,320,000 Method: Private Sale Date: 17/12/2021 Property Type: House



64 Raglan St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$1,210,000 Method: Private Sale Date: 08/01/2022 Property Type: House Land Size: 111 sqm approx

#### Account - Cayzer | P: 03 9699 5999



propertydata

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