

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,735,000 Property Type House Suburb South Melbourne

Period - From 01/07/2021 to 30/09/2021 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	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



2 1

**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

2 1 -

**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)**

Agent Comments

2 1 -

**Price:** \$1,320,000

**Method:** Private Sale

**Date:** 17/12/2021

**Property Type:** House



**64 Raglan St SOUTH MELBOURNE 3205 (REI)** Agent Comments

2 1 1

**Price:** \$1,210,000

**Method:** Private Sale

**Date:** 08/01/2022

**Property Type:** House

**Land Size:** 111 sqm approx