

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 504/201 Ferrars Street, South Melbourne Vic 3205

Indicative selling price

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

Single price \$1,595,000

Median sale price

Median price \$585,000 Property Type Unit Suburb South Melbourne

Period - From 01/07/2024 to 30/09/2024 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	47 Cobden St SOUTH MELBOURNE 3205	\$1,500,000	26/10/2024
2	348 Moray St SOUTH MELBOURNE 3205	\$2,310,000	11/10/2024
3	503/201 Ferrars St SOUTH MELBOURNE 3205	\$1,670,000	20/08/2024

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: 13/01/2025 11:45



 3
  2
  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$1,595,000

Median Unit Price
 September quarter 2024: \$585,000

Comparable Properties



47 Cobden St SOUTH MELBOURNE 3205 (REI)

[Agent Comments](#)

 2
  1
  -

Price: \$1,500,000

Method:

Date: 26/10/2024

Property Type: House



348 Moray St SOUTH MELBOURNE 3205 (REI)

[Agent Comments](#)

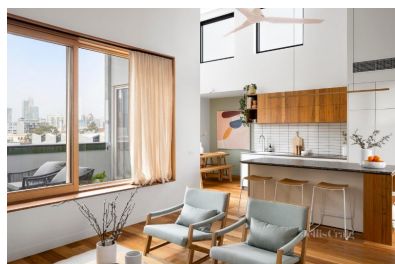
 4
  2
  1

Price: \$2,310,000

Method:

Date: 11/10/2024

Property Type: House



503/201 Ferrars St SOUTH MELBOURNE 3205 (REI)

[Agent Comments](#)

 3
  2
  1

Price: \$1,670,000

Method:

Date: 20/08/2024

Property Type: Apartment

Account - Cayzer | P: 03 9646 0812



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