

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

3/396-398 Clarendon Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,960,000

Property Type

House

Suburb

South Melbourne

Period - From

01/01/2022

to

31/03/2022

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	303 Park St SOUTH MELBOURNE 3205	\$1,450,000	04/06/2022
2	7 Napier PI SOUTH MELBOURNE 3205	\$1,400,000	23/05/2022
3	70 Ingles St PORT MELBOURNE 3207	\$1,400,000	31/03/2022

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:

20/06/2022 16:30

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2022: \$1,960,000



Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



303 Park St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,450,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

7 Napier Pl SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 23/05/2022

Property Type: House

Land Size: 150 sqm approx



70 Ingles St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,400,000

Method: Sold Before Auction

Date: 31/03/2022

Property Type: House (Res)

Land Size: 88 sqm approx