

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

106a Tope Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,392,500 Property Type House Suburb South Melbourne

Period - From 01/07/2019 to 30/09/2019 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	2 Nixon PI SOUTH MELBOURNE 3205	\$1,320,000	24/05/2019
2	5 Emerald Way SOUTH MELBOURNE 3205	\$1,300,000	16/07/2019
3	270 Ferrars St SOUTH MELBOURNE 3205	\$1,230,000	26/10/2019

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:

14/11/2019 11:23



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Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000

Median House Price
September quarter 2019: \$1,392,500

Comparable Properties



2 Nixon PI SOUTH MELBOURNE 3205 (REI/VG) **Agent Comments**

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Price: \$1,320,000
Method: Private Sale
Date: 24/05/2019
Rooms: 5
Property Type: Townhouse (Res)



5 Emerald Way SOUTH MELBOURNE 3205 **Agent Comments**
(REI/VG)

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Price: \$1,300,000
Method: Private Sale
Date: 16/07/2019
Property Type: Office
Land Size: 289 sqm approx



270 Ferrars St SOUTH MELBOURNE 3205 **Agent Comments**
(REI)

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Price: \$1,230,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)