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

92 Smith Street, South Melbourne Vic 3205

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betwee	\$1,450,000		&		\$1,595,000				
Median sale price									
Median price	\$1,392,500	Pro	operty Type	Hou	ISE		Suburb	South Melbourne	
Period - From	01/07/2019	to	30/09/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	2 Little Boundary St SOUTH MELBOURNE 3205	\$1,611,000	14/09/2019
2	145 Park St SOUTH MELBOURNE 3205	\$1,435,000	31/08/2019
3	4 Little Tribe St SOUTH MELBOURNE 3205	\$1,350,000	21/09/2019

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:

21/10/2019 15:00









Property Type: House Agent Comments

Indicative Selling Price \$1,450,000 - \$1,595,000 Median House Price September quarter 2019: \$1,392,500

Comparable Properties



Price: \$1,611,000 Method: Auction Sale Date: 14/09/2019 Property Type: House Land Size: 160 sqm approx

3205 (REI)

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2 Little Boundary St SOUTH MELBOURNE

Agent Comments



145 Park St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$1,435,000 Method: Auction Sale Date: 31/08/2019 Property Type: House (Res)



4 Little Tribe St SOUTH MELBOURNE 3205 (REI)



Agent Comments

Price: \$1,350,000 Method: Auction Sale Date: 21/09/2019 Rooms: 5 Property Type: House (Res) Land Size: 105 sqm approx

Account - Cayzer | P: 03 9699 5999



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.