GREG HOCKING HOLDSWORTH Warwick Gardiner 8644 5500

0438 308 555

wgardiner@greghocking.com.au

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

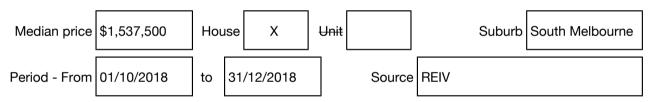
321 Bank Street, South Melbourne Vic 3205
 a

Indicative selling price

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

 Range between
 \$1,800,000
 &
 \$1,980,000

Median sale price



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	31 Ferrars PI SOUTH MELBOURNE 3205	\$2,100,000	08/12/2018
2	157 Cruikshank St PORT MELBOURNE 3207	\$2,015,000	21/07/2018
3	7 Clarendon PI SOUTH MELBOURNE 3205	\$1,920,000	24/08/2018

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.

Account - Greg Hocking Holdsworth | P: 03 8644 5500 | F: 03 9645 5393

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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.





321 Bank Street, South Melbourne Vic 3205

GREG HOCKING

Warwick Gardiner





Rooms: Property Type: House Land Size: 215 sqm approx Agent Comments 8644 5500 0438 308 555 wgardiner@greghocking.com.au Indicative Selling Price

\$1,800,000 - \$1,980,000 Median House Price December quarter 2018: \$1,537,500

Comparable Properties



31 Ferrars PI SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$2,100,000 Method: Auction Sale Date: 08/12/2018 Rooms: 7 Property Type: House (Res)



157 Cruikshank St PORT MELBOURNE 3207 Agent Comments (REI/VG)



Price: \$2,015,000 Method: Auction Sale Date: 21/07/2018 Rooms: 6 Property Type: House (Res) Land Size: 206 sqm approx



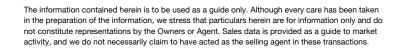
7 Clarendon PI SOUTH MELBOURNE 3205 (VG)



Price: \$1,920,000 Method: Sale Date: 24/08/2018 Rooms: -Property Type: House (Res) Land Size: 161 sqm approx

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Agent Comments

