

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

128 Park Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$900,000

&

\$975,000

Median sale price

Median price \$1,584,000

Property Type House

Suburb South Melbourne

Period - From 15/10/2019

to

14/10/2020

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	54 Thomson St SOUTH MELBOURNE 3205	\$1,000,000	16/05/2020
2	4 Cecil Pl SOUTH MELBOURNE 3205	\$984,000	10/07/2020
3	108 Palmerston Cr SOUTH MELBOURNE 3205	\$938,000	25/06/2020

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:

15/10/2020 11:20



Property Type: House (Res)

Land Size: 118 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$975,000

Median House Price

15/10/2019 - 14/10/2020: \$1,584,000

Comparable Properties

54 Thomson St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$1,000,000

Method: Private Sale

Date: 16/05/2020

Property Type: House (Res)

Land Size: 105 sqm approx



4 Cecil Pl SOUTH MELBOURNE 3205 (VG)

Agent Comments



Price: \$984,000

Method: Sale

Date: 10/07/2020

Property Type: House - Attached House N.E.C.

Land Size: 116 sqm approx



108 Palmerston Cr SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$938,000

Method: Sold Before Auction

Date: 25/06/2020

Property Type: House (Res)

Land Size: 114 sqm approx