

## 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<br>Including suburb and<br>postcode | 238a Moray Street, South Melbourne Vic 3205 |
|---|---|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|               |             |   |             |
|---------------|-------------|---|-------------|
| Range between | \$1,500,000 | & | \$1,600,000 |
|---------------|-------------|---|-------------|

### Median sale price

|               |             |       |            |        |      |        |                 |
|---------------|-------------|-------|------------|--------|------|--------|-----------------|
| Median price  | \$1,537,500 | House | X          | Unit   |      | Suburb | South Melbourne |
| Period - From | 01/10/2018  | to    | 31/12/2018 | 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                              |       |              |
| 3                              |       |              |

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.

238a Moray Street, South Melbourne Vic 3205

**GREG HOCKING**  
HOLDSWORTH

Peter Zervas

03 8644 5500

0405 682 173

pzervas@greghocking.com.au

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

December quarter 2018: \$1,537,500



 3  2  1

**Rooms:**

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties

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.