

# 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

534 City Road, 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

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

South Melbourne

Period - From

29/03/2022

to

28/03/2023

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	50 Iffla St SOUTH MELBOURNE 3205	\$2,270,000	18/02/2023
2	14-16 Hotham St SOUTH MELBOURNE 3205	\$1,655,000	10/12/2022
3	16/297 Dorcas St SOUTH MELBOURNE 3205	\$1,680,000	06/12/2022

**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:

29/03/2023 16:28



2   
 1   

**Property Type:** Commercial

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median Unit Price**

29/03/2022 - 28/03/2023: \$620,000

## Comparable Properties

**50 Iffla St SOUTH MELBOURNE 3205 (REI)**

Agent Comments

3   
 2   
 -

**Price:** \$2,270,000

**Method:**

**Date:** 18/02/2023

**Property Type:** House

**14-16 Hotham St SOUTH MELBOURNE 3205 (REI)**

Agent Comments

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**Price:** \$1,655,000

**Method:**

**Date:** 10/12/2022

**Property Type:** House

**16/297 Dorcas St SOUTH MELBOURNE 3205 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$1,680,000

**Method:**

**Date:** 06/12/2022

**Property Type:** House