

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/199 Montague St,  
SOUTH MELBOURNE 3205

### Indicative selling price

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

**Range \$650,000 - \$700,000**

### Median sale price

Median **House** for **SOUTH MELBOURNE** for period **Jan 2017 - Nov 2017**

Sourced from **REIV**.

**\$1,610,000**

### Comparable property sales

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 the most comparable to the property for sale.

**5/33 Johnston Street,**  
Port Melbourne 3207

**Price \$691,000** Sold 03  
March 2018

**12/140 Kerferd Road,**  
Albert Park 3206

**Price \$690,000** Sold 24  
February 2018

**3/61 Canterbury Road,**  
Middle Park 3206

**Price \$685,000** Sold 17  
February 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

2 beds

1 baths

1 parking

**Greg Hocking Holdsworth**

332 Montague Street,  
Albert Park VIC 3206

### Contact agents



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**GREG HOCKING**  
HOLDSWORTH