

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	

Indicative selling price

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

Range between \$2,450,000	&	\$2,695,000
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Median sale price

Median price \$1,465,000	Hou	ıse X	Unit			Suburb South Melbourne
Period - From 01/07/2018	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	246 Albert Rd SOUTH MELBOURNE 3205	\$2,700,000	07/07/2018
2	69 Merton St ALBERT PARK 3206	\$2,525,000	03/11/2018
3	360 Albert Rd SOUTH MELBOURNE 3205	\$2,510,000	13/05/2018

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 - Cayzer | P: 03 9699 5999





The information contained herein is to be used as a guide only. Atthough 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 Owner's or Agent. Saids cata is provided as a guide to market activity, and we do not necessarily claim to have acted as the seiling agent in these transactions.

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Rooms: Property Type: House (Previously Occupied - Detached) Agent Comments

Indicative Selling Price \$2,450,000 - \$2,695,000 **Median House Price** September quarter 2018: \$1,465,000

Comparable Properties



246 Albert Rd SOUTH MELBOURNE 3205 (REI) Agent Comments

₽ 2

Price: \$2,700,000 Method: Auction Sale Date: 07/07/2018 Rooms: 8

Property Type: House (Res) Land Size: 154 sqm approx



69 Merton St ALBERT PARK 3206 (REI)

Price: \$2,525,000 Method: Sold After Auction Date: 03/11/2018

Property Type: House (Res)

360 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

= 3





Price: \$2,510,000 Method: Sold After Auction Date: 13/05/2018

Rooms: 8

Property Type: House (Res) Land Size: 200 sqm approx

Agent Comments

Agent Comments

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