





Rooms: **Property Type:** Agent Comments

Indicative Selling Price \$2,200,000 - \$2,400,000 **Median House Price** March guarter 2017: \$1.620,000

Comparable Properties



401/188 Albert Rd SOUTH MELBOURNE 3205

(REI/VG)



Agent Comments

Agent Comments

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Price: \$2,360,000 Method: Private Sale Date: 07/02/2017

Rooms: 5

Property Type: Apartment



3/164 Ingles St PORT MELBOURNE 3207

(REI/VG)

-3





Price: \$2,300,000 Method: Auction Sale Date: 13/11/2016

Rooms: -

Property Type: Apartment



1/230 Ferrars St SOUTH MELBOURNE 3205

(VG)





Price: \$2,100,000 Method: Sale Date: 23/12/2016

Rooms: -

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Account - Cayzer | P: 03 9699 5999



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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	2/143 Cecil Street, South Melbourne Vic 3205
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,200,000	&	\$2,400,000
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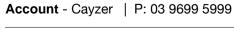
Median sale price

Median price	\$1,620,000	Н	ouse	Х	Sub	ourb	South Melbourne
Period - From	01/01/2017	to	31/03	3/2017	Source	REIV	1

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
401/188 Albert Rd SOUTH MELBOURNE 3205	\$2,360,000	07/02/2017
3/164 Ingles St PORT MELBOURNE 3207	\$2,300,000	13/11/2016
1/230 Ferrars St SOUTH MELBOURNE 3205	\$2,100,000	23/12/2016







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