



4 2 2

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
March quarter 2017: \$1,620,000

Comparable Properties



401/188 Albert Rd SOUTH MELBOURNE 3205 Agent Comments
(REI/VG)

3 2 2

Price: \$2,360,000
Method: Private Sale
Date: 07/02/2017
Rooms: 5
Property Type: Apartment



3/164 Ingles St PORT MELBOURNE 3207 Agent Comments
(REI/VG)

3 2 1

Price: \$2,300,000
Method: Auction Sale
Date: 13/11/2016
Rooms: -
Property Type: Apartment



1/230 Ferrars St SOUTH MELBOURNE 3205 Agent Comments
(VG)

3 - -

Price: \$2,100,000
Method: Sale
Date: 23/12/2016
Rooms: -
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

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 2/143 Cecil Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$1,620,000

House X

Suburb South Melbourne

Period - From 01/01/2017 to 31/03/2017

Source REIV

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