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

24a Emerald Hill Place, South Melbourne Vic 3205

Indicative selling price

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

Range between | $1,400,000 | & | $1,540,000

Median sale price

| Median price | $1,622,500 | Property Type | House | Suburb | South Melbourne |

| Period - From | 01/04/2020 | to | 31/03/2021 | 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	4C Turville Pl PORT MELBOURNE 3207	$1,510,000	27/02/2021
2	1/272 Nott St PORT MELBOURNE 3207	$1,505,000	02/05/2021
3	5/284 Dorcas St SOUTH MELBOURNE 3205	$1,461,000	21/04/2021

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: | 03/05/2021 16:18

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🛏 3   🛁 2   🚗 1

Property Type: House
Land Size: 108 sqm approx

Agent Comments

Comparable Properties

4C Turville Pl PORT MELBOURNE 3207 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,510,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)

Agent Comments

1/272 Nott St PORT MELBOURNE 3207 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,505,000
Method: Auction Sale
Date: 02/05/2021
Property Type: House

Agent Comments

5/284 Dorcas St SOUTH MELBOURNE 3205 (REI)

🛏 2   🛁 2   🚗 1

Price: $1,461,000
Method: Sold Before Auction
Date: 21/04/2021
Property Type: Apartment

Agent Comments