## 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

263 Moray Street, South Melbourne Vic 3205

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |     |             |     |             |      |        |                 |  |
|--|-------------|-----|-------------|-----|-------------|------|--------|-----------------|--|
| Range betwee   | \$1,000,000 |     | &           |     | \$1,100,000 |      |        |                 |  |
| Median sale price  |             |     |             |     |             |      |        |                 |  |
| Median price   | \$1,580,500 | Pro | operty Type | Hou | se          |      | Suburb | South Melbourne |  |
| Period - From  | 01/01/2020  | to  | 31/03/2020  |     | So          | urce | 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.

| Ad | dress of comparable property        | Price       | Date of sale |
|----|-------------------------------------|-------------|--------------|
| 1  | 338 Dorcas St SOUTH MELBOURNE 3205  | \$1,250,000 | 31/01/2020   |
| 2  | 65 Cobden St SOUTH MELBOURNE 3205   | \$1,176,000 | 06/03/2020   |
| 3  | 5 Gladstone Gr SOUTH MELBOURNE 3205 | \$1,030,000 | 15/02/2020   |

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:

19/05/2020 15:12









Rooms: 4 Property Type: House Land Size: 116 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price March quarter 2020: \$1,580,500

# **Comparable Properties**



338 Dorcas St SOUTH MELBOURNE 3205 (REI)



Price: \$1,250,000 Method: Private Sale Date: 31/01/2020 Property Type: House Land Size: 80 sqm approx Agent Comments

Agent Comments

65 Cobden St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$1,176,000 Method: Private Sale Date: 06/03/2020 Property Type: House (Res)



5 Gladstone Gr SOUTH MELBOURNE 3205 (REI)

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Price: \$1,030,000 Method: Auction Sale Date: 15/02/2020 Rooms: 2 Property Type: House (Res)

Account - Cayzer | P: 03 9646 0812



The information contained herein is to be used as a guide only. Although 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 Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.