

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 between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,580,500 Property Type House Suburb South Melbourne

Period - From 01/01/2020 to 31/03/2020 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	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



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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)

Agent Comments

2 1 -

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

65 Cobden St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

2 1 -

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



5 Gladstone Gr SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 1 -

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