

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

292 Cecil Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$2,800,000 & \$3,080,000

Median sale price

Median price \$1,882,500 Property Type House Suburb South Melbourne

Period - From 01/01/2022 to 31/12/2022 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	46 Kerferd Rd ALBERT PARK 3206	\$2,950,000	06/10/2022
2	44 Dinsdale St ALBERT PARK 3206	\$2,910,000	18/10/2022
3	17 Howe Cr SOUTH MELBOURNE 3205	\$2,830,000	03/12/2022

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:

01/03/2023 10:51



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Rooms: 6
Property Type: House (Res)
Land Size: 250 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,800,000 - \$3,080,000
Median House Price
 Year ending December 2022: \$1,882,500

Comparable Properties



46 Kerferd Rd ALBERT PARK 3206 (VG)

Agent Comments

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Price: \$2,950,000
Method: Sale
Date: 06/10/2022
Property Type: House - Attached House N.E.C.
Land Size: 289 sqm approx



44 Dinsdale St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 -

Price: \$2,910,000
Method: Private Sale
Date: 18/10/2022
Property Type: House
Land Size: 237 sqm approx



17 Howe Cr SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$2,830,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 231 sqm approx

Account - Cayzer | P: 03 9699 5999



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