

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 352 Moray Street, South Melbourne Vic 3205

Indicative selling price

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

Single price \$2,695,000

Median sale price

Median price \$1,577,500

Property Type House

Suburb South Melbourne

Period - From 01/07/2022

to 30/09/2022

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	9-11 Clarendon PI SOUTH MELBOURNE 3205	\$3,150,000	29/10/2022
2	18 Greig St ALBERT PARK 3206	\$2,650,000	25/10/2022
3	100 Page St ALBERT PARK 3206	\$2,640,000	03/09/2022

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:

13/12/2022 10:06



 5  3 

Property Type: House (Res)
Land Size: 190 sqm approx
Agent Comments

Indicative Selling Price
\$2,695,000

Median House Price
September quarter 2022: \$1,577,500

Comparable Properties



9-11 Clarendon PI SOUTH MELBOURNE 3205 (REI) **Agent Comments**

 4  2  1

Price: \$3,150,000
Method: Auction Sale
Date: 29/10/2022
Property Type: House (Res)
Land Size: 224 sqm approx



18 Greig St ALBERT PARK 3206 (REI) **Agent Comments**

 3  2  1

Price: \$2,650,000
Method: Private Sale
Date: 25/10/2022
Property Type: House



100 Page St ALBERT PARK 3206 (REI/VG) **Agent Comments**

 4  1  -

Price: \$2,640,000
Method: Auction Sale
Date: 03/09/2022
Property Type: House (Res)
Land Size: 151 sqm approx

Account - Cayzer | P: 03 9699 5999



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