

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 62 Bridport Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,732,000 House Unit Suburb South Melbourne

Period - From 01/04/2017 to 30/06/2017 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 | 6 Clarendon PI SOUTH MELBOURNE 3205 | \$1,600,000 | 05/08/2017 |
| 2 | 16 Mountain St SOUTH MELBOURNE 3205 | \$1,412,000 | 19/08/2017 |
| 3 | 206 Montague St SOUTH MELBOURNE 3205 | \$1,355,000 | 09/09/2017 |

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.~~



3 1 1

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
June quarter 2017: \$1,732,000

Comparable Properties



6 Clarendon PI SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

2 1 1

Price: \$1,600,000
Method: Auction Sale
Date: 05/08/2017
Rooms: -
Property Type: House



16 Mountain St SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

3 1 -

Price: \$1,412,000
Method: Sold Before Auction
Date: 19/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 121 sqm approx



206 Montague St SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

2 1 -

Price: \$1,355,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 115 sqm approx