

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 7/46-52 Dow Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$660,000 House Unit X Suburb South Melbourne

Period - From 01/04/2018 to 30/06/2018 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	202/87 Dundas Pl ALBERT PARK 3206	\$1,050,000	09/07/2018
2	5/343 Moray St SOUTH MELBOURNE 3205	\$920,000	04/05/2018
3	30d Napier St SOUTH MELBOURNE 3205	\$850,000	09/04/2018

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.



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Rooms:
Property Type: Townhouse
 Agent Comments

Indicative Selling Price
 \$850,000 - \$920,000
Median Unit Price
 June quarter 2018: \$660,000

Comparable Properties



202/87 Dundas PI ALBERT PARK 3206
 (REI/VG)

Agent Comments

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Price: \$1,050,000
Method: Private Sale
Date: 09/07/2018
Rooms: 3
Property Type: Apartment
Land Size: 446 sqm approx



5/343 Moray St SOUTH MELBOURNE 3205
 (REI/VG)

Agent Comments

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Price: \$920,000
Method: Sold Before Auction
Date: 04/05/2018
Rooms: -
Property Type: Apartment



30d Napier St SOUTH MELBOURNE 3205 (VG) Agent Comments

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Price: \$850,000
Method: Sale
Date: 09/04/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)