

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 Emerald Way, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$1,650,000

Median sale price

Median price

\$1,910,000

Property Type

House

Suburb

South Melbourne

Period - From

27/04/2022

to

26/04/2023

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	83 Raglan St PORT MELBOURNE 3207	\$1,670,000	25/02/2023
2	14-16 Hotham St SOUTH MELBOURNE 3205	\$1,655,000	10/12/2022
3	16/297 Dorcas St SOUTH MELBOURNE 3205	\$1,680,000	06/12/2022

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:

27/04/2023 13:08



 3  2  2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,650,000

Median House Price
27/04/2022 - 26/04/2023: \$1,910,000

Comparable Properties

83 Raglan St PORT MELBOURNE 3207 (REI) [Agent Comments](#)

 2  1  1

Price: \$1,670,000
Method:
Date: 25/02/2023
Property Type: House

14-16 Hotham St SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

 1  1  -

Price: \$1,655,000
Method:
Date: 10/12/2022
Property Type: House

16/297 Dorcas St SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

 3  2  2

Price: \$1,680,000
Method:
Date: 06/12/2022
Property Type: Townhouse (Single)

Account - Cayzer | P: 03 9699 5999