

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

7/341 Moray Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$688,000 Property Type Unit Suburb South Melbourne

Period - From 01/10/2021 to 31/12/2021 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	48d Napier St SOUTH MELBOURNE 3205	\$900,000	23/11/2021
2	2/66 Montague St SOUTH MELBOURNE 3205	\$830,444	17/08/2021
3	6A/66 Montague St SOUTH MELBOURNE 3205	\$720,000	26/11/2021

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:

24/01/2022 12:16



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

December quarter 2021: \$688,000

Comparable Properties



48d Napier St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

2 2 1

Price: \$900,000

Method: Private Sale

Date: 23/11/2021

Property Type: House



2/66 Montague St SOUTH MELBOURNE 3205 (REI/VG) **Agent Comments**

2 2 1

Price: \$830,444

Method: Private Sale

Date: 17/08/2021

Property Type: Apartment



6A/66 Montague St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

2 1 1

Price: \$720,000

Method: Private Sale

Date: 26/11/2021

Property Type: Apartment

Account - Cayzer | P: 03 9699 5999