

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 92 Smith Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,392,500 Property Type House Suburb South Melbourne

Period - From 01/07/2019 to 30/09/2019 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	2 Little Boundary St SOUTH MELBOURNE 3205	\$1,611,000	14/09/2019
2	145 Park St SOUTH MELBOURNE 3205	\$1,435,000	31/08/2019
3	4 Little Tribe St SOUTH MELBOURNE 3205	\$1,350,000	21/09/2019

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: 21/10/2019 15:00



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Property Type: House
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,595,000

Median House Price
September quarter 2019: \$1,392,500

Comparable Properties



2 Little Boundary St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 2 1

Price: \$1,611,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House
Land Size: 160 sqm approx



145 Park St SOUTH MELBOURNE 3205 (REI)

Agent Comments

4 1 2

Price: \$1,435,000
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)



4 Little Tribe St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 2 -

Price: \$1,350,000
Method: Auction Sale
Date: 21/09/2019
Rooms: 5
Property Type: House (Res)
Land Size: 105 sqm approx