

### 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

96 Pickles Street, South Melbourne Vic 3205
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#### Indicative selling price

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

 Range between
 \$2,700,000
 &
 \$2,970,000

#### Median sale price

Median price	\$1,732,000	Ηοι	use X	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.

Ade	dress of comparable property	Price	Date of sale
1	173 Nelson Rd SOUTH MELBOURNE 3205	\$3,825,000	12/08/2017
2	143 Cruikshank St PORT MELBOURNE 3207	\$2,926,000	14/10/2017
3	8 Graham St ALBERT PARK 3206	\$2,720,000	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.

#### Account - Cayzer | P: 03 9699 5999

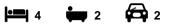
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 392 sqm approx Agent Comments Indicative Selling Price \$2,700,000 - \$2,970,000 Median House Price June quarter 2017: \$1,732,000

## **Comparable Properties**



Price: \$3,825,000 Method: Sold Before Auction Date: 12/08/2017 Rooms: 6 Property Type: House (Res) Land Size: 280 sqm approx

(REI)

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173 Nelson Rd SOUTH MELBOURNE 3205

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## 143 Cruikshank St PORT MELBOURNE 3207 Agent Comments (REI)



Price: \$2,926,000 Method: Auction Sale Date: 14/10/2017 Rooms: 7 Property Type: Townhouse (Res) Land Size: 200 sqm approx



8 Graham St ALBERT PARK 3206 (REI)



Price: \$2,720,000 Method: Auction Sale Date: 09/09/2017 Rooms: -Property Type: Townhouse (Res) Agent Comments

Agent Comments

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