

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

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 House 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.

	Address 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.~~



4 2 2

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



173 Nelson Rd SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

4 3 -

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



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

4 4 1

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) [Agent Comments](#)

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