

# 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 229 Cecil Street, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$3,290,000

### Median sale price

Median price \$1,416,000

Property Type House

Suburb South Melbourne

Period - From 01/10/2019

to 31/12/2019

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	227a Cecil St SOUTH MELBOURNE 3205	\$3,250,000	30/11/2019
2	227 Cecil St SOUTH MELBOURNE 3205	\$3,200,000	23/01/2020
3			

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:

11/02/2020 15:29



**Property Type:**

Agent Comments

## Comparable Properties

**227a Cecil St SOUTH MELBOURNE 3205 (REI)** Agent Comments



**Price:** \$3,250,000

**Method:** Expression of Interest

**Date:** 30/11/2019

**Property Type:** House

**227 Cecil St SOUTH MELBOURNE 3205 (REI)** Agent Comments



**Price:** \$3,200,000

**Method:** Private Sale

**Date:** 23/01/2020

**Property Type:** House

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.