

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

91a Eastern Road, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$420,000

&

\$462,000

Median sale price

Median price

\$632,000

House

Unit

X

Suburb

South Melbourne

Period - From

01/01/2018

to

31/12/2018

Source

REIV

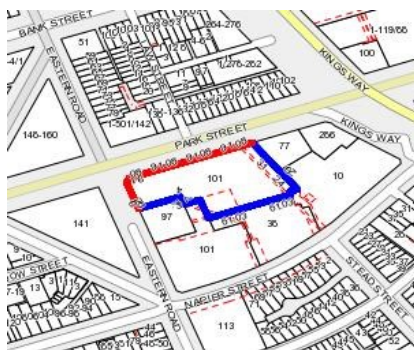
Comparable property sales (*Delete A or B below as applicable)

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	17/2 Mountain St SOUTH MELBOURNE 3205	\$450,000	19/10/2018
2	9/52 Moubray St ALBERT PARK 3206	\$435,000	15/01/2019
3	1507/50 Albert Rd SOUTH MELBOURNE 3205	\$415,000	13/12/2018

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.



Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties

17/2 Mountain St SOUTH MELBOURNE 3205 (VG) Agent Comments



Price: \$450,000
Method: Sale
Date: 19/10/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



9/52 Moubray St ALBERT PARK 3206 (REI/VG) Agent Comments



Price: \$435,000
Method: Private Sale
Date: 15/01/2019
Rooms: -
Property Type: Apartment

1507/50 Albert Rd SOUTH MELBOURNE 3205 (VG) Agent Comments



Price: \$415,000
Method: Sale
Date: 13/12/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)