

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

120 Tope Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$800,000 & \$850,000

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	95 St Vincent St ALBERT PARK 3206	\$855,000	29/06/2019
2			
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: 29/10/2019 11:57

120 Tope Street, South Melbourne Vic 3205

GREG HOCKING
HOLDSWORTH

Warwick Gardiner

8644 5500

0438 308 555

wgardiner@greghocking.com.au

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

September quarter 2019: \$1,392,500



 2  1  1

Property Type: House

Land Size: 105 sqm approx

Agent Comments

Comparable Properties



95 St Vincent St ALBERT PARK 3206 (REI/VG) Agent Comments

 2  2  -

Price: \$855,000

Method: Auction Sale

Date: 29/06/2019

Rooms: 4

Property Type: House (Res)

Land Size: 76 sqm approx

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 - Greg Hocking Holdsworth | P: 03 8644 5500 | F: 03 9645 5393



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.