

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 8/307 Moray Street, South Melbourne, VIC 3205

Indicative selling price

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

Price Range

\$400,000

&

\$440,000

Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

South Melbourne (3205)

Period - From

01/07/2020

to

30/06/2021

Source

CoreLogic

Comparable property sales

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
1308/38 BANK STREET, SOUTH MELBOURNE VIC 3205	\$440,000	10/02/2021
79/63 DORCAS STREET, SOUTH MELBOURNE VIC 3205	\$446,000	31/03/2021
702/38 ALBERT ROAD, SOUTH MELBOURNE VIC 3205	\$400,000	17/06/2021

This Statement of Information was prepared on: 15/07/2021