Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 237 York Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$930,000		&		\$1,020,000					
Median sale pr	ice									
Median price	\$1,416,000	Pro	Property Type Hous		se		Suburb	South Melbourne		
Period - From	01/10/2019	to	31/12/2019		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	5 Gladstone Gr SOUTH MELBOURNE 3205	\$1,030,000	15/02/2020
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.

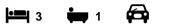
This Statement of Information was prepared on:

30/03/2020 11:56









Property Type: House Agent Comments

Indicative Selling Price \$930,000 - \$1,020,000 Median House Price December quarter 2019: \$1,416,000

Comparable Properties



 5 Gladstone Gr SOUTH MELBOURNE 3205 (REI)
 Agent Comments

 Image: 1
 Image: 1

 Price: \$1,030,000
 Price: \$1,030,000

 Method: Auction Sale
 Date: 15/02/2020

 Rooms: 2
 Property Type: House (Res)

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 - Cayzer | P: 03 9699 5999

