

# 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 3/2-4 Heather 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)

Range between \$390,000 & \$420,000

### Median sale price

Median price \$693,750 Property Type Unit Suburb South Melbourne

Period - From 01/04/2022 to 30/06/2022 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	507/38 Bank St SOUTH MELBOURNE 3205	\$435,000	20/05/2022
2	69/63 Dorcas St SOUTH MELBOURNE 3205	\$425,000	28/01/2022
3	13/77 Park St SOUTH YARRA 3141	\$405,000	22/04/2022

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: 18/07/2022 12:32



1 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$390,000 - \$420,000

**Median Unit Price**

June quarter 2022: \$693,750

## Comparable Properties



**507/38 Bank St SOUTH MELBOURNE 3205 (REI)**

**Agent Comments**

1 1 1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 20/05/2022

**Property Type:** Apartment



**69/63 Dorcas St SOUTH MELBOURNE 3205 (REI)**

**Agent Comments**

1 1 1

**Price:** \$425,000

**Method:** Private Sale

**Date:** 28/01/2022

**Property Type:** Apartment



**13/77 Park St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$405,000

**Method:** Sold Before Auction

**Date:** 22/04/2022

**Property Type:** Unit

**Account - Cayzer** | P: 03 9699 5999