

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 341 Ferrars Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,548,750 Property Type House Suburb South Melbourne

Period - From 01/07/2020 to 30/09/2020 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	24B Emerald Hill Pl, South Melbourne, Vic 3205, Australia	\$1,650,000	25/08/2020
2	104a Erskine St MIDDLE PARK 3206	\$1,525,000	26/05/2020
3	24 Dow St SOUTH MELBOURNE 3205	\$1,365,000	04/07/2020

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: 27/10/2020 14:57



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Property Type: House
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000

Median House Price
September quarter 2020: \$1,548,750

Comparable Properties

24B Emerald Hill Pl, South Melbourne, Vic 3205, Australia (REI) [Agent Comments](#)

3 2 1

Price: \$1,650,000
Method:
Date: 25/08/2020
Property Type: House



104a Erskine St MIDDLE PARK 3206 (REI/VG) [Agent Comments](#)

2 2 -

Price: \$1,525,000
Method: Private Sale
Date: 26/05/2020
Rooms: 4
Property Type: House (Res)
Land Size: 105 sqm approx



24 Dow St SOUTH MELBOURNE 3205 (REI/VG) [Agent Comments](#)

2 1 2

Price: \$1,365,000
Method: Auction Sale
Date: 04/07/2020
Property Type: House (Res)