

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 37 Ferrars Place, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,360,000 House Unit Suburb South Melbourne

Period - From 01/10/2017 to 31/12/2017 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	223 Esplanade West PORT MELBOURNE 3207	\$1,930,000	28/10/2017
2	205 Montague St SOUTH MELBOURNE 3205	\$1,850,000	19/08/2017
3	330 Ferrars St ALBERT PARK 3206	\$1,850,000	08/11/2017

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 176 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

December quarter 2017: \$1,360,000

Comparable Properties



223 Esplanade West PORT MELBOURNE 3207 Agent Comments
(REI/VG)



Price: \$1,930,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 140 sqm approx



205 Montague St SOUTH MELBOURNE 3205 Agent Comments
(REI/VG)



Price: \$1,850,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 7

Property Type: House (Res)

Land Size: 140 sqm approx



330 Ferrars St ALBERT PARK 3206 (REI) Agent Comments



Price: \$1,850,000

Method: Sold Before Auction

Date: 08/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 153 sqm approx