## 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

41 Ferrars Place, South Melbourne Vic 3205

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,500,000		&		\$2,750,000				
Median sale price									
Median price	\$1,735,000	Pro	operty Type	Hou	se		Suburb	South Melbourne	
Period - From	18/08/2022	to	17/08/2023		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 six months 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	10 Martin St SOUTH MELBOURNE 3205	\$2,605,000	10/05/2023
2	39 Ferrars PI SOUTH MELBOURNE 3205	\$3,120,000	22/04/2023
3	183 Nelson Rd SOUTH MELBOURNE 3205	\$2,950,000	23/03/2023

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:

18/08/2023 12:23









Property Type: House Agent Comments

**Indicative Selling Price** \$2,500,000 - \$2,750,000 Median House Price 18/08/2022 - 17/08/2023: \$1.735.000

# **Comparable Properties**





Price: \$2,605,000 Method: Date: 10/05/2023 Property Type: House

39 Ferrars PI SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$3,120,000 Method: Date: 22/04/2023 Property Type: House

183 Nelson Rd SOUTH MELBOURNE 3205 (REI)

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Agent Comments



Price: \$2,950,000 Method: Date: 23/03/2023 Property Type: House

Account - Cayzer | P: 03 9699 5999



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