# 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

4/341 Moray Street, South Melbourne Vic 3205

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$730,000		&		\$790,000					
Median sale p	rice									
Median price	\$622,500	Pro	operty Type	Unit			Suburb	South Melbourne		
Period - From	01/01/2021	to	31/03/2021		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.

Ado	dress of comparable property	Price	Date of sale
1	6/36 Philipson St ALBERT PARK 3206	\$875,000	08/10/2020
2	56d Napier St SOUTH MELBOURNE 3205	\$870,000	15/10/2020
3	504/274 Coventry St SOUTH MELBOURNE 3205	\$830,000	28/11/2020

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:

20/05/2021 09:25









Property Type: Apartment Agent Comments

**Indicative Selling Price** \$730,000 - \$790,000 **Median Unit Price** March guarter 2021: \$622,500

# **Comparable Properties**



6/36 Philipson St ALBERT PARK 3206 (REI/VG) Agent Comments



Price: \$875,000 Method: Private Sale Date: 08/10/2020 Property Type: Apartment



56d Napier St SOUTH MELBOURNE 3205 (REI/VG)



Price: \$870,000 Method: Auction Sale Date: 15/10/2020 Property Type: Apartment

504/274 Coventry St SOUTH MELBOURNE Agent Comments 3205 (REI/VG)



**60** 1

Price: \$830,000 Method: Auction Sale Date: 28/11/2020 Property Type: Apartment

Account - Cayzer | P: 03 9699 5999

REIV



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments