

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
----------	---------	---------	---

Address	62 Bridport Street, South Melbourne Vic 3205
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,500,000	&	\$1,650,000

Median sale price

Median price	\$1,732,000	Hou	ıse	Х	Unit			Suburb	South Melbourne
Period - From	01/04/2017	to	30/	/06/2017		Source	REIV		

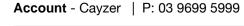
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	6 Clarendon PI SOUTH MELBOURNE 3205	\$1,600,000	05/08/2017
2	16 Mountain St SOUTH MELBOURNE 3205	\$1,412,000	19/08/2017
3	206 Montague St SOUTH MELBOURNE 3205	\$1,355,000	09/09/2017

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.







Generated: 18/09/2017 11:29







Rooms:

Property Type: House Agent Comments

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price June quarter 2017: \$1,732,000

Comparable Properties



6 Clarendon PI SOUTH MELBOURNE 3205 (REI)

··-·

Į

1

1

4

Price: \$1,600,000 **Method:** Auction Sale **Date:** 05/08/2017

Rooms: -

Property Type: House

Agent Comments



16 Mountain St SOUTH MELBOURNE 3205

(REI)

-3







Price: \$1,412,000

Method: Sold Before Auction

Date: 19/08/2017

Rooms: -

Property Type: House (Res) **Land Size:** 121 sqm approx

Agent Comments



206 Montague St SOUTH MELBOURNE 3205

(REI)

-2





Price: \$1,355,000 **Method:** Auction Sale **Date:** 09/09/2017

Rooms: -

Property Type: House (Res) **Land Size:** 115 sqm approx

Agent Comments

Account - Cayzer | P: 03 9699 5999





Generated: 18/09/2017 11:29