

### 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

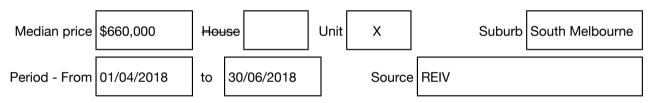
7/46-52 Dow Street, South Melbourne Vic 3205

#### Indicative selling price

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

Range between	\$850,000	&	\$920,000	
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#### Median sale price



#### 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	202/87 Dundas PI ALBERT PARK 3206	\$1,050,000	09/07/2018
2	5/343 Moray St SOUTH MELBOURNE 3205	\$920,000	04/05/2018
3	30d Napier St SOUTH MELBOURNE 3205	\$850,000	09/04/2018

#### 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.

#### Account - Cayzer | P: 03 9699 5999

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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.







Rooms: Property Type: Townhouse Agent Comments Indicative Selling Price \$850,000 - \$920,000 Median Unit Price June quarter 2018: \$660,000

## **Comparable Properties**



Price: \$1,050,000 Method: Private Sale Date: 09/07/2018 Rooms: 3 Property Type: Apartment Land Size: 446 sqm approx

(REI/VG)

2

202/87 Dundas PI ALBERT PARK 3206

Agent Comments

Agent Comments



5/343 Moray St SOUTH MELBOURNE 3205 (REI/VG)



Price: \$920,000 Method: Sold Before Auction Date: 04/05/2018 Rooms: -Property Type: Apartment



30d Napier St SOUTH MELBOURNE 3205 (VG) Agent Comments



Price: \$850,000 Method: Sale Date: 09/04/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)

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