

# 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

73 Smith Street, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,847,500 Property Type House Suburb South Melbourne

Period - From 01/10/2022 to 31/12/2022 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	25 Little Lyell St SOUTH MELBOURNE 3205	\$1,290,000	19/11/2022
2	21 Little Page St ALBERT PARK 3206	\$1,275,000	25/08/2022
3	28 Mountain St SOUTH MELBOURNE 3205	\$1,252,500	28/10/2022

**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:

17/01/2023 11:36



**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

December quarter 2022: \$1,847,500

## Comparable Properties



**25 Little Lyell St SOUTH MELBOURNE 3205 (REI)**

Agent Comments



**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 19/11/2022

**Property Type:** House



**21 Little Page St ALBERT PARK 3206 (VG)**

Agent Comments



**Price:** \$1,275,000

**Method:** Sale

**Date:** 25/08/2022

**Property Type:** House - Attached House N.E.C.

**Land Size:** 93 sqm approx



**28 Mountain St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments



**Price:** \$1,252,500

**Method:** Sold Before Auction

**Date:** 28/10/2022

**Property Type:** House (Res)

**Land Size:** 125 sqm approx

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