

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 90 Smith Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,537,500 House X Unit Suburb South Melbourne

Period - From 01/10/2018 to 31/12/2018 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	129 Bank St SOUTH MELBOURNE 3205	\$995,000	31/12/2018
2	442 Dorcas St SOUTH MELBOURNE 3205	\$895,000	25/01/2019
3	43 Alfred St PORT MELBOURNE 3207	\$825,000	23/02/2019

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.



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Rooms:
Property Type: House
Land Size: 84 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 December quarter 2018: \$1,537,500

Comparable Properties



129 Bank St SOUTH MELBOURNE 3205 (REI) Agent Comments

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Price: \$995,000
Method: Private Sale
Date: 31/12/2018
Rooms: -
Property Type: House



442 Dorcas St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments

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Price: \$895,000
Method: Private Sale
Date: 25/01/2019
Rooms: 5
Property Type: House
Land Size: 98 sqm approx



43 Alfred St PORT MELBOURNE 3207 (REI) Agent Comments

2 1 -

Price: \$825,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 78 sqm approx