

# 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

284 Moray 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 \$1,350,000 & \$1,400,000

### Median sale price

Median price \$1,580,500 Property Type House Suburb South Melbourne

Period - From 01/01/2020 to 31/03/2020 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 | 44 Withers St ALBERT PARK 3206 | \$1,380,000 | 22/03/2020   |
| 2 | 24 Dow St SOUTH MELBOURNE 3205 | \$1,365,000 | 04/07/2020   |
| 3 | 467 Bay St PORT MELBOURNE 3207 | \$1,327,000 | 31/01/2020   |

**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:

16/07/2020 12:36

Adrian Wood

03 8578 0388

0404 861 508

adrianwood@theagency.com.au

**Indicative Selling Price**

\$1,350,000 - \$1,400,000

**Median House Price**

March quarter 2020: \$1,580,500



**Property Type:** House (Res)

**Land Size:** 87 sqm approx

Agent Comments

## Comparable Properties



44 Withers St ALBERT PARK 3206 (REI/VG)

Agent Comments



**Price:** \$1,380,000

**Method:** Private Sale

**Date:** 22/03/2020

**Property Type:** House (Res)

**Land Size:** 113 sqm approx



24 Dow St SOUTH MELBOURNE 3205 (REI)

Agent Comments



**Price:** \$1,365,000

**Method:** Auction Sale

**Date:** 04/07/2020

**Property Type:** House (Res)



467 Bay St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



**Price:** \$1,327,000

**Method:** Private Sale

**Date:** 31/01/2020

**Property Type:** House (Res)

**Land Size:** 93 sqm approx