

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

19 Little Mountain Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$2,270,000 Property Type House Suburb South Melbourne

Period - From 01/01/2023 to 31/03/2023 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	450 Coventry St SOUTH MELBOURNE 3205	\$1,315,000	18/02/2023
2	18/201 Graham St PORT MELBOURNE 3207	\$1,221,007	05/12/2022
3	49/15 Beach St PORT MELBOURNE 3207	\$1,170,000	06/05/2023

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: 10/05/2023 16:19



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2023: \$2,270,000

Comparable Properties



450 Coventry St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 1 1

Price: \$1,315,000

Method: Auction Sale

Date: 18/02/2023

Property Type: Townhouse (Res)



18/201 Graham St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 1 1

Price: \$1,221,007

Method: Private Sale

Date: 05/12/2022

Property Type: House



49/15 Beach St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 2

Price: \$1,170,000

Method: Auction Sale

Date: 06/05/2023

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999