## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Address	30 Mountain Street, South Melbourne Vic 3205
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,600,000	&	\$1,700,000
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#### Median sale price

Median price	\$1,735,000	Pro	perty Type	House		Suburb	South Melbourne
Period - From	01/07/2022	to	30/06/2023	:	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	107 Graham St PORT MELBOURNE 3207	\$1,650,000	16/07/2023
2	36 Glover St SOUTH MELBOURNE 3205	\$1,650,000	10/05/2023
3			

#### 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:	03/08/2023 09:51



Date of sale



**Indicative Selling Price** 





Property Type: House Land Size: 179 sqm approx **Agent Comments** 

\$1,600,000 - \$1,700,000 **Median House Price** 

Year ending June 2023: \$1,735,000

# Comparable Properties



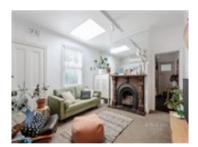
107 Graham St PORT MELBOURNE 3207 (REI) Agent Comments

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Price: \$1,650,000 Method: Private Sale Date: 16/07/2023 Property Type: House Land Size: 205 sqm approx



36 Glover St SOUTH MELBOURNE 3205 (REI) Agent Comments





Price: \$1,650,000 Method: Private Sale Date: 10/05/2023 Property Type: House Land Size: 168 sqm approx

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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