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

14-16 Morris Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,450,000		&		\$1,550,000				
Median sale p	rice								
Median price	\$1,630,000	Pro	operty Type	Hou	se		Suburb	South Melbourne	
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	10-12 Queen St SOUTH MELBOURNE 3205	\$1,650,000	24/08/2024
2			
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:

19/09/2024 12:55



buxton





Property Type: House **Land Size:** 209 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price Year ending June 2024: \$1,630,000

Comparable Properties



 10-12 Queen St SOUTH MELBOURNE 3205 (REI)
 Agent Comments

 Image: Stand Street Stands
 1

 Price: \$1,650,000
 Price: \$1,650,000

 Method: Auction Sale
 Date: 24/08/2024

 Property Type: House (Res)
 Land Size: 195 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.

Account - Buxton (Port Phillip) Pty Ltd | P: 03 9536 7222





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.