

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 46 Glover Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,830,000 Property Type House Suburb South Melbourne

Period - From 01/01/2024 to 31/03/2024 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	48 Glover St SOUTH MELBOURNE 3205	\$1,450,000	22/03/2024
2	427 Dorcas St SOUTH MELBOURNE 3205	\$1,423,000	06/04/2024
3	12 Coventry PI SOUTH MELBOURNE 3205	\$1,332,500	24/02/2024

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: 01/05/2024 11:48



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2024: \$1,830,000

Comparable Properties



48 Glover St SOUTH MELBOURNE 3205 (REI) Agent Comments

2
 2
 1

Price: \$1,450,000

Method: Private Sale

Date: 22/03/2024

Property Type: House



427 Dorcas St SOUTH MELBOURNE 3205 (REI) Agent Comments

2
 1
 1

Price: \$1,423,000

Method: Auction Sale

Date: 06/04/2024

Property Type: House (Res)

Land Size: 218 sqm approx



12 Coventry PI SOUTH MELBOURNE 3205 (REI) Agent Comments

2
 1
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Price: \$1,332,500

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393