

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 32 Glover Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$2,400,000 & \$2,500,000

Median sale price

Median price \$1,735,000 Property 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 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	11 Foote St ALBERT PARK 3206	\$2,630,000	26/08/2023
2	385 Princes St PORT MELBOURNE 3207	\$2,570,000	17/06/2023
3	6 Greig St ALBERT PARK 3206	\$2,500,000	28/04/2023

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: 28/09/2023 10:37



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Property Type: House

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,500,000

Median House Price

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

Comparable Properties



11 Foote St ALBERT PARK 3206 (REI)

Agent Comments

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Price: \$2,630,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 180 sqm approx



385 Princes St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

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Price: \$2,570,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 131 sqm approx



6 Greig St ALBERT PARK 3206 (REI/VG)

Agent Comments

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  1

Price: \$2,500,000

Method: Sold Before Auction

Date: 28/04/2023

Property Type: House (Res)

Land Size: 162 sqm approx

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