Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Coote Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$1,500,000		&		\$1,600,000				
Median sale price									
Median price	\$1,630,000	Pro	Property Type Ho		ouse		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 six months 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	409 Graham St PORT MELBOURNE 3207	\$1,600,000	20/07/2024
3	12-14 Church St SOUTH MELBOURNE 3205	\$1,568,000	13/07/2024

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:

18/09/2024 09:35







Property Type: House (Res) Land Size: 156 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price Year ending June 2024: \$1,630,000

Comparable Properties

10-12 Queen St SOUTH MELBOURNE 3205 (REI) Price: \$1,650,000 Method: Auction Sale Date: 24/08/2024 Property Type: House (Res) Land Size: 195 sqm approx	Agent Comments
409 Graham St PORT MELBOURNE 3207 (REI/VG) Image: 1 Image: 1 I	Agent Comments
12-14 Church St SOUTH MELBOURNE 3205 (REI) 2 1 2 Price: \$1,568,000 Method: Auction Sale Date: 13/07/2024 Property Type: House (Res)	Agent Comments

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





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