

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

8 Coote Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,630,000

Property Type

House

Suburb

South Melbourne

Period - From

01/07/2023

to

30/06/2024

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	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



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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)

Agent Comments

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Price: \$1,650,000

Method: Auction Sale

Date: 24/08/2024

Property Type: House (Res)

Land Size: 195 sqm approx



409 Graham St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

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Price: \$1,600,000

Method: Auction Sale

Date: 20/07/2024

Property Type: House (Res)

Land Size: 284 sqm approx



12-14 Church St SOUTH MELBOURNE 3205 (REI)

Agent Comments

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Price: \$1,568,000

Method: Auction Sale

Date: 13/07/2024

Property Type: House (Res)

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