

# 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 41 Ferrars Place, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000 & \$2,750,000

### Median sale price

Median price \$1,735,000 Property Type House Suburb South Melbourne

Period - From 18/08/2022 to 17/08/2023 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	10 Martin St SOUTH MELBOURNE 3205	\$2,605,000	10/05/2023
2	39 Ferrars Pl SOUTH MELBOURNE 3205	\$3,120,000	22/04/2023
3	183 Nelson Rd SOUTH MELBOURNE 3205	\$2,950,000	23/03/2023

**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: 18/08/2023 12:23



 4  2  1

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$2,500,000 - \$2,750,000

**Median House Price**

18/08/2022 - 17/08/2023: \$1,735,000

## Comparable Properties

**10 Martin St SOUTH MELBOURNE 3205 (REI)** **Agent Comments**

 3  2  -

**Price:** \$2,605,000

**Method:**

**Date:** 10/05/2023

**Property Type:** House

**39 Ferrars Pl SOUTH MELBOURNE 3205 (REI)** **Agent Comments**

 4  2  1

**Price:** \$3,120,000

**Method:**

**Date:** 22/04/2023

**Property Type:** House

**183 Nelson Rd SOUTH MELBOURNE 3205 (REI)** **Agent Comments**

 4  1  -

**Price:** \$2,950,000

**Method:**

**Date:** 23/03/2023

**Property Type:** House

**Account - Cayzer** | P: 03 9699 5999