

# 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

7 Emerald Way, 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 \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,900,000 Property Type House Suburb South Melbourne

Period - From 20/03/2022 to 19/03/2023 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	83 Raglan St PORT MELBOURNE 3207	\$1,670,000	25/02/2023
2	14-16 Hotham St SOUTH MELBOURNE 3205	\$1,655,000	10/12/2022
3	16/297 Dorcas St SOUTH MELBOURNE 3205	\$1,680,000	06/12/2022

**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:

20/03/2023 13:59



3   2   2

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
20/03/2022 - 19/03/2023: \$1,900,000

## Comparable Properties

**83 Raglan St PORT MELBOURNE 3207 (REI)**   **Agent Comments**

2   1   1

**Price:** \$1,670,000  
**Method:**  
**Date:** 25/02/2023  
**Property Type:** House

**14-16 Hotham St SOUTH MELBOURNE 3205 (REI)**   **Agent Comments**

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**Price:** \$1,655,000  
**Method:**  
**Date:** 10/12/2022  
**Property Type:** House

**16/297 Dorcas St SOUTH MELBOURNE 3205 (REI)**   **Agent Comments**

3   2   2

**Price:** \$1,680,000  
**Method:**  
**Date:** 06/12/2022  
**Property Type:** Townhouse (Single)

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



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