

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

2 James Service Place, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$2,850,000

&

\$3,100,000

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	293 Moray St SOUTH MELBOURNE 3205	\$3,305,000	09/09/2023
2	63 Merton St ALBERT PARK 3206	\$3,300,000	31/08/2023
3			

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:

02/10/2023 09:25



Property Type: House

Agent Comments

Indicative Selling Price

\$2,850,000 - \$3,100,000

Median House Price

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

Comparable Properties



293 Moray St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$3,305,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 309 sqm approx



63 Merton St ALBERT PARK 3206 (REI) Agent Comments



Price: \$3,300,000

Method: Private Sale

Date: 31/08/2023

Property Type: House (Res)

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.

Account - Marshall White | P: 03 9822 9999