## Statement of Information

## Single residential property located in the Melbourne metropolitan area

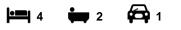
## Section 47AF of the Estate Agents Act 1980

Property offered for sale													
Address Including suburb and postcode			39 Ferrars Place, South Melbourne Vic 3205										
Indicat	Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$2,60			0,000		&		\$2,800,000						
Median sale price													
Median price \$1,88		\$1,882,	500	Pro	roperty Type Hous		se .		Subu	urb	South Melb	ourne	
Period - From 01/0		01/01/2	022	to	31/12/2022	022		ource	urce REIV				
Comparable property sales (*Delete A or B below as applicable)													
<b>A*</b>	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										Pri	ce	Date of sale	
1													
2													
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:									28/03/2023 10:27				









**Property Type:** House (Res) Agent Comments

Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price Year ending December 2022: \$1,882,500

## Comparable Properties

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



