

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

83 Tope Street, South Melbourne, VIC 3205

Indicative selling price

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

Single price

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 or range between

\$1,475,000

 &

\$1,575,000

Median sale price

Median price

\$ 1,565,000

 Property type

House

 Suburb

South Melbourne

Period - From

21/04/2024

 to

20/10/2024

 Source

pdol

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	14-16 Morris St, SOUTH MELBOURNE Vic	\$1,500,000	05/10/2024
2	246 Moray St, South Melbourne Vic	\$1,550,000	23/09/2024
3	232 Esplanade West , Port Melbourne Vic	\$1,550,000	25/05/2024

This Statement of Information was prepared on:

21/10/2024

