

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 262 Moray Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,315,000 Property Type Townhouse Suburb South Melbourne

Period - From 31/05/2022 to 30/05/2023 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	187 Gladstone St SOUTH MELBOURNE 3205	\$990,000	09/11/2022
2	30 Little Graham St ALBERT PARK 3206	\$955,000	27/10/2022
3	12 Little Tribe St SOUTH MELBOURNE 3205	\$830,000	05/10/2022

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: 31/05/2023 12:01



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Townhouse Price
31/05/2022 - 30/05/2023: \$1,315,000

Comparable Properties



187 Gladstone St SOUTH MELBOURNE 3205 Agent Comments
(REI/VG)



Price: \$990,000
Method: Sold Before Auction
Date: 09/11/2022
Property Type: House (Res)
Land Size: 108 sqm approx



30 Little Graham St ALBERT PARK 3206 Agent Comments
(REI/VG)



Price: \$955,000
Method: Private Sale
Date: 27/10/2022
Property Type: House
Land Size: 75 sqm approx



12 Little Tribe St SOUTH MELBOURNE 3205 Agent Comments
(VG)



Price: \$830,000
Method: Sale
Date: 05/10/2022
Property Type: House - Attached House N.E.C.
Land Size: 120 sqm approx

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