

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

374 Park Street, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$4,400,000

Median sale price

Median price

\$1,882,500

Property Type

House

Suburb

South Melbourne

Period - From

01/01/2022

to

31/12/2022

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	94 Victoria Av ALBERT PARK 3206	\$4,492,000	21/03/2023
2	172 Bank St SOUTH MELBOURNE 3205	\$4,100,000	24/11/2022
3	3 Anderson St SOUTH MELBOURNE 3205	\$3,670,000	22/02/2023

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:

13/05/2023 14:55



4 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 296 sqm approx
Agent Comments

Indicative Selling Price
\$3,700,000 - \$4,070,000
Median House Price
Year ending December 2022: \$1,882,500

Comparable Properties



94 Victoria Av ALBERT PARK 3206 (REI)

Agent Comments

3 2 2

Price: \$4,492,000
Method: Sold Before Auction
Date: 21/03/2023
Property Type: House
Land Size: 237 sqm approx



172 Bank St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

5 2 3

Price: \$4,100,000
Method: Private Sale
Date: 24/11/2022
Property Type: House
Land Size: 248 sqm approx



3 Anderson St SOUTH MELBOURNE 3205 (REI)

Agent Comments

5 2 1

Price: \$3,670,000
Method: Sold Before Auction
Date: 22/02/2023
Property Type: House (Res)