

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 5/46-52 Dow Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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	29c Little Page St ALBERT PARK 3206	\$1,200,000	23/11/2022
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.~~

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending December 2022: \$1,882,500



 3  2  1

Property Type: House (Res)

Agent Comments

Comparable Properties



29c Little Page St ALBERT PARK 3206 (VG)

Agent Comments

 3  -  -

Price: \$1,200,000

Method: Sale

Date: 23/11/2022

Property Type: House - Attached House N.E.C.

Land Size: 92 sqm approx

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 - Whitefox Real Estate | P: 96459699