

# 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 231 York Street, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,555,000 Property Type House Suburb South Melbourne

Period - From 01/04/2023 to 30/06/2023 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	450 Coventry St SOUTH MELBOURNE 3205	\$1,315,000	18/02/2023
2	29 Palmer St SOUTH MELBOURNE 3205	\$1,260,000	31/05/2023
3	200 Napier St SOUTH MELBOURNE 3205	\$1,260,000	13/05/2023

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.~~

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**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

June quarter 2023: \$1,555,000



2   1   0

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**450 Coventry St SOUTH MELBOURNE 3205 (REI)**

Agent Comments

3   1   1

**Price:** \$1,315,000

**Method:** Auction Sale

**Date:** 18/02/2023

**Property Type:** Townhouse (Res)

**29 Palmer St SOUTH MELBOURNE 3205 (REI)**

Agent Comments

2   1   -

**Price:** \$1,260,000

**Method:** Sold Before Auction

**Date:** 31/05/2023

**Property Type:** House (Res)



**200 Napier St SOUTH MELBOURNE 3205 (REI)**

Agent Comments

2   2   -

**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 13/05/2023

**Property Type:** House (Res)

Account - Marshall White | P: 03 9822 9999



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