

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

11 Emerald Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

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

Period - From 06/10/2022 to 05/10/2023 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	2 Emerald St SOUTH MELBOURNE 3205	\$1,555,000	13/05/2023
2	20 Little Tribe St SOUTH MELBOURNE 3205	\$1,380,000	20/05/2023
3	123 Boundary St PORT MELBOURNE 3207	\$1,142,000	14/09/2023

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:

06/10/2023 17:26



2 2 0

Rooms: 3
Property Type: House
Land Size: 98 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median Townhouse Price
06/10/2022 - 05/10/2023: \$1,315,000

Comparable Properties



2 Emerald St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

3 2 1

Price: \$1,555,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 114 sqm approx



20 Little Tribe St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

2 2 -

Price: \$1,380,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 107 sqm approx



123 Boundary St PORT MELBOURNE 3207
(REI)

Agent Comments

3 3 2

Price: \$1,142,000
Method: Private Sale
Date: 14/09/2023
Property Type: Townhouse (Single)