Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |12-14 Church Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,250,000		&		\$1,350,000					
Median sale p	rice									
Median price	\$1,621,500	Pro	operty Type	Ηοι	ise		Suburb	South Melbourne		
Period - From	01/04/2023	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	12 Coventry PI SOUTH MELBOURNE 3205	\$1,332,500	24/02/2024
2	225 Esplanade West PORT MELBOURNE 3207	\$1,300,000	24/05/2024
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.

This Statement of Information was prepared on:

01/07/2024 10:34







Property Type: House Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending March 2024: \$1,621,500

Comparable Properties



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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propertydata



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