

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

1/238 Ferrars Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,623,000 Property Type House Suburb South Melbourne

Period - From 05/08/2023 to 04/08/2024 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	G6/187 Graham St PORT MELBOURNE 3207	\$1,110,000	01/06/2024
2	20/284 Dorcas St SOUTH MELBOURNE 3205	\$1,000,000	24/02/2024
3	3 Dow St SOUTH MELBOURNE 3205	\$1,650,000	31/07/2024

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:

05/08/2024 15:40



2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

05/08/2023 - 04/08/2024: \$1,623,000

Comparable Properties



G6/187 Graham St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 1

Price: \$1,110,000

Method:

Date: 01/06/2024

Property Type: Townhouse (Single)



20/284 Dorcas St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 2 1

Price: \$1,000,000

Method:

Date: 24/02/2024

Property Type: Unit



3 Dow St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 2 1

Price: \$1,650,000

Method: Private Sale

Date: 31/07/2024

Property Type: House (Res)

Land Size: 177 sqm approx

Account - Cayzer | P: 03 9646 0812