

# 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 374 Park 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 \$4,000,000 & \$4,400,000

### 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	94 Victoria Av ALBERT PARK 3206	\$4,492,000	21/03/2023
2	172 Bank St SOUTH MELBOURNE 3205	\$4,100,000	24/11/2022
3	3 Anderson St SOUTH MELBOURNE 3205	\$3,670,000	22/02/2023

**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: 29/03/2023 15:42



4   2   2

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 296 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$3,700,000 - \$4,070,000  
**Median House Price**  
Year ending December 2022: \$1,882,500

## Comparable Properties



**94 Victoria Av ALBERT PARK 3206 (REI)**

Agent Comments

3   2   2

**Price:** \$4,492,000  
**Method:** Sold Before Auction  
**Date:** 21/03/2023  
**Property Type:** House  
**Land Size:** 237 sqm approx



**172 Bank St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments

5   2   3

**Price:** \$4,100,000  
**Method:** Private Sale  
**Date:** 24/11/2022  
**Property Type:** House  
**Land Size:** 248 sqm approx



**3 Anderson St SOUTH MELBOURNE 3205 (REI)**

Agent Comments

5   2   1

**Price:** \$3,670,000  
**Method:** Sold Before Auction  
**Date:** 22/02/2023  
**Property Type:** House (Res)