

# 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 389 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 \$950,000 & \$1,045,000

### 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	359 Dorcas St SOUTH MELBOURNE 3205	\$1,020,000	08/06/2023
2	227 York St SOUTH MELBOURNE 3205	\$975,000	20/09/2023
3	362 Dorcas St SOUTH MELBOURNE 3205	\$953,000	06/07/2023

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: 05/10/2023 15:06



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**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 121 sqm approx

Agent Comments

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

June quarter 2023: \$1,555,000

## Comparable Properties



**359 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments

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**Price:** \$1,020,000

**Method:** Auction Sale

**Date:** 08/06/2023

**Property Type:** House (Res)

**Land Size:** 66 sqm approx



**227 York St SOUTH MELBOURNE 3205 (REI)**

Agent Comments

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**Price:** \$975,000

**Method:** Private Sale

**Date:** 20/09/2023

**Property Type:** House



**362 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments

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**Price:** \$953,000

**Method:** Private Sale

**Date:** 06/07/2023

**Property Type:** House

**Land Size:** 130 sqm approx

Account - Cayzer | P: 03 9699 5999



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