

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

3 Dow Street, South Melbourne Vic 3205

Indicative selling price

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

Single price \$1,715,000

Median sale price

Median price \$1,621,500

Property Type House

Suburb South Melbourne

Period - From 01/04/2023

to 31/03/2024

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	40 Cobden St SOUTH MELBOURNE 3205	\$1,830,000	23/03/2024
2	42 Cobden St SOUTH MELBOURNE 3205	\$1,720,000	17/02/2024
3	138 Park St SOUTH MELBOURNE 3205	\$1,720,000	18/11/2023

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:

24/06/2024 13:32



3 2 1

Property Type: Townhouse (Res)
Land Size: 177 sqm approx
Agent Comments

Indicative Selling Price
\$1,715,000

Median House Price
Year ending March 2024: \$1,621,500

Comparable Properties



40 Cobden St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

3 2 1

Price: \$1,830,000
Method: Sold Before Auction
Date: 23/03/2024
Property Type: House (Res)
Land Size: 145 sqm approx



42 Cobden St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

3 2 2

Price: \$1,720,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 141 sqm approx



138 Park St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

3 3 -

Price: \$1,720,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 146 sqm approx

Account - Cayzer | P: 03 9699 5999



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