

# 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 56 Mountain 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)

Single price \$1,820,000

### Median sale price

Median price \$1,830,000 Property Type House Suburb South Melbourne

Period - From 01/01/2024 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	413 Dorcas St SOUTH MELBOURNE 3205	\$1,730,000	09/03/2024
2	25 Carter St ALBERT PARK 3206	\$1,730,000	16/03/2024
3	59 Spring St.E PORT MELBOURNE 3207	\$1,530,000	08/12/2023

**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: 15/04/2024 14:15



3 2 0

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,820,000

Median House Price

March quarter 2024: \$1,830,000

## Comparable Properties



413 Dorcas St SOUTH MELBOURNE 3205 (VG) Agent Comments

3 - -

Price: \$1,730,000

Method: Sale

Date: 09/03/2024

Property Type: House - Attached House N.E.C.

Land Size: 135 sqm approx



25 Carter St ALBERT PARK 3206 (REI) Agent Comments

3 2 -

Price: \$1,730,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House



59 Spring St.E PORT MELBOURNE 3207 (REI) Agent Comments

3 2 -

Price: \$1,530,000

Method: Private Sale

Date: 08/12/2023

Property Type: House

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393