## 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

346 Park Street, South Melbourne Vic 3205

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,750,000		&		\$1,925,0	00		
Median sale price								
Median price	\$1,555,000	Pro	operty Type	Hou	se		Suburb	South Melbourne
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	13 Henderson St SOUTH MELBOURNE 3205	\$1,950,000	11/09/2023
2	277 Montague St SOUTH MELBOURNE 3205	\$1,805,000	17/06/2023
3	450 Park St SOUTH MELBOURNE 3205	\$1,730,000	03/05/2023

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:

02/10/2023 14:51









**Property Type:** House Agent Comments

Indicative Selling Price \$1,750,000 - \$1,925,000 Median House Price June quarter 2023: \$1,555,000

# **Comparable Properties**

P CAYZER.	13 Henderson St SOUTH MELBOURNE 3205 (REI) 3 2 2 1 Price: \$1,950,000 Method: Sold Before Auction Date: 11/09/2023 Property Type: House (Res) Land Size: 187 sqm approx	Agent Comments
	277 Montague St SOUTH MELBOURNE 3205 (REI/VG) → 3 → 2 → - Price: \$1,805,000 Method: Auction Sale Date: 17/06/2023 Property Type: House (Res) Land Size: 108 sqm approx	Agent Comments
	450 Park St SOUTH MELBOURNE 3205 (REI/VG) 2 ↓ 1 ↓ - Price: \$1,730,000 Method: Private Sale Date: 03/05/2023 Property Type: House (Res) Land Size: 780 sqm approx	Agent Comments

#### Account - Cayzer | P: 03 9699 5999

propertydata



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