

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 between \$1,750,000 & \$1,925,000

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	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



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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



13 Henderson St SOUTH MELBOURNE 3205 (REI)

Agent Comments

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Price: \$1,950,000

Method: Sold Before Auction

Date: 11/09/2023

Property Type: House (Res)

Land Size: 187 sqm approx



277 Montague St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$1,805,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 108 sqm approx



450 Park St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$1,730,000

Method: Private Sale

Date: 03/05/2023

Property Type: House (Res)

Land Size: 780 sqm approx

Account - Cayzer | P: 03 9699 5999