

# 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 50 Thomson 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,565,000 Property Type House Suburb South Melbourne

Period - From 01/10/2023 to 30/09/2024 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 | 149 Napier St SOUTH MELBOURNE 3205 | \$1,300,000 | 04/10/2024   |
| 2 | 155 Heath St PORT MELBOURNE 3207   | \$1,210,000 | 22/08/2024   |
| 3 | 29 Little Page St ALBERT PARK 3206 | \$1,215,000 | 01/06/2024   |

**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: 12/11/2024 11:37



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**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 105 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,150,000 - \$1,250,000  
**Median House Price**  
 Year ending September 2024: \$1,565,000

## Comparable Properties



**149 Napier St SOUTH MELBOURNE 3205 (REI)**

Agent Comments

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**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 04/10/2024  
**Property Type:** House (Res)



**155 Heath St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

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**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 22/08/2024  
**Property Type:** House  
**Land Size:** 104 sqm approx



**29 Little Page St ALBERT PARK 3206 (REI/VG)**

Agent Comments

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**Price:** \$1,215,000  
**Method:** Auction Sale  
**Date:** 01/06/2024  
**Property Type:** House (Res)  
**Land Size:** 96 sqm approx

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