Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price	\$1,565,000	Pro	perty 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

Au	areas or comparable property	1 1100	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



Date of sale







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)

2

Price: \$1,300,000 Method: Private Sale Date: 04/10/2024

Property Type: House (Res)

Agent Comments



155 Heath St PORT MELBOURNE 3207 (REI/VG)

2



Agent Comments

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)



Price: \$1,215,000 Method: Auction Sale Date: 01/06/2024

Property Type: House (Res) Land Size: 96 sqm approx

Agent Comments

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





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