## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 277 Montague Street, South Melbourne Vic 3205

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,550,000		&		\$1,650,000					
Median sale p	rice									
Median price	\$1,875,000	Pro	Property Type Hou		ISE		Suburb	South Melbourne		
Period - From	22/05/2022	to	21/05/2023		So	ource	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	244 Danks St ALBERT PARK 3206	\$1,751,000	25/03/2023
2	341a Park St SOUTH MELBOURNE 3205	\$1,740,000	25/03/2023
3	2 Emerald St SOUTH MELBOURNE 3205	\$1,555,000	13/05/2023

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:

22/05/2023 13:59







**Property Type:** House Agent Comments

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price 22/05/2022 - 21/05/2023: \$1,875,000

# **Comparable Properties**



244 Danks St ALBERT PARK 3206 (REI/VG)



Price: \$1,751,000 Method: Auction Sale Date: 25/03/2023 Property Type: House (Res) Land Size: 606 sqm approx



341a Park St SOUTH MELBOURNE 3205 (REI) Agent Comments

Agent Comments



Price: \$1,740,000 Method: Auction Sale Date: 25/03/2023 Property Type: House (Res)



2 Emerald St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$1,555,000 Method: Auction Sale Date: 13/05/2023 Property Type: House (Res)

#### Account - Marshall White | P: 03 9822 9999





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