

# 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 277 Montague 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 \$1,550,000 & \$1,650,000

### Median sale price

Median price \$1,875,000 Property Type House Suburb South Melbourne

Period - From 22/05/2022 to 21/05/2023 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	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)

Agent Comments



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



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