

# 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 172 Pickles 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 \$1,225,000 & \$1,300,000

### Median sale price

Median price \$1,630,000 Property Type House Suburb South Melbourne

Period - From 01/07/2023 to 30/06/2024 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	38 Albert St PORT MELBOURNE 3207	\$1,300,000	08/05/2024
2			
3			

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: 06/08/2024 13:50

172 Pickles Street, South Melbourne Vic 3205

Jon Kett

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 3  1 

**Property Type:** House (Res)

**Land Size:** 151 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,225,000 - \$1,300,000

**Median House Price**

Year ending June 2024: \$1,630,000

## Comparable Properties



**38 Albert St PORT MELBOURNE 3207 (REI/VG)** Agent Comments

 2  1  1

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 08/05/2024

**Property Type:** House

**Land Size:** 177 sqm approx

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.

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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