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	1/307-313 Moray Street South Melbourne VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$439,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	Unit	Suburb	South Melbourne
Period-from	01 May 2020	to	30 Apr 2021	Source	Corelogic

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 6 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
405/78-82 Eastern Road South Melbourne VIC 3205	$420,000	17-Dec-20
102/97 Palmerston Crescent South Melbourne VIC 3205	$460,000	25-Dec-20
309/38 Bank Street South Melbourne VIC 3205	$422,000	14-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 19 May 2021

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405/78-82 Eastern Road South Melbourne VIC 3205

1 1 1

Sold Price **$420,000** Sold Date **17-Dec-20**

Distance **0.2km**



102/97 Palmerston Crescent South Melbourne VIC 3205

1 1 1

Sold Price **$460,000** Sold Date **25-Dec-20**

Distance **0.22km**



309/38 Bank Street South Melbourne VIC 3205

1 1 1

Sold Price RS **$422,000** Sold Date **14-Apr-21**

Distance **0.53km**

RS = Recent sale **UN** = Undisclosed Sale

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