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<br>Including suburb and postcode | 46 Glover Street, South Melbourne Vic 3205 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,550,000

## Median sale price

Median price $1,830,000 Property Type House Suburb South Melbourne

Period - From 01/01/2024 to 31/03/2024 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 | 36 Withers St ALBERT PARK 3206 | $1,490,000 | 11/12/2023 |
| 2 | 48 Glover St SOUTH MELBOURNE 3205 | $1,450,000 | 22/03/2024 |
| 3 | 22a Cobden St SOUTH MELBOURNE 3205 | $1,400,000 | 18/05/2024 |

**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: 27/05/2024 12:23

# 46 Glover Street, South Melbourne Vic 3205



2 1 0

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,550,000
**Median House Price**
March quarter 2024: $1,830,000

## Comparable Properties



**36 Withers St ALBERT PARK 3206 (REI/VG)**

2 1 -

**Price:** $1,490,000
**Method:** Private Sale
**Date:** 11/12/2023
**Property Type:** House
**Land Size:** 112 sqm approx

Agent Comments



**48 Glover St SOUTH MELBOURNE 3205 (REI)**

2 2 1

**Price:** $1,450,000
**Method:** Private Sale
**Date:** 22/03/2024
**Property Type:** House

Agent Comments



**22a Cobden St SOUTH MELBOURNE 3205 (REI)**

2 1 -

**Price:** $1,400,000
**Method:** Auction Sale
**Date:** 18/05/2024
**Property Type:** House (Res)

Agent Comments

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

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