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	8 Coote Street, South Melbourne Vic 3205

Indicative selling price

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

Single price: $1,700,000

Median sale price

Median price: $1,565,000 | Property Type: House | Suburb: South Melbourne

Period - From: 01/10/2023 to: 30/09/2024 | 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	12-14 Church St SOUTH MELBOURNE 3205	$1,568,000	13/07/2024
2	10-12 Queen St SOUTH MELBOURNE 3205	$1,650,000	24/08/2024
3	409 Graham St PORT MELBOURNE 3207	$1,600,000	20/07/2024

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: 20/10/2024 10:11

8 Coote Street, South Melbourne Vic 3205



3 1 0

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,700,000
Median House Price
Year ending September 2024: $1,565,000

Comparable Properties

12-14 Church St SOUTH MELBOURNE 3205 (REI)

2 1 -

Price: $1,568,000
Method:
Date: 13/07/2024
Property Type: House

Agent Comments

Only 2 bedrooms



10-12 Queen St SOUTH MELBOURNE 3205 (REI)

3 1 1

Price: $1,650,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 195 sqm approx

Agent Comments



409 Graham St PORT MELBOURNE 3207 (REI/VG)

3 1 -

Price: $1,600,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 284 sqm approx

Agent Comments

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

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