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 | 37 Grey Street, East Melbourne Vic 3002 |

## Indicative selling price

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

Range between $1,400,000 & $1,500,000

## Median sale price

Median price $3,650,000 Property Type House Suburb East Melbourne

Period - From 01/01/2024 to 31/12/2024 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 | 31 Charlotte St RICHMOND 3121 | $1,420,000 | 30/11/2024 |
| 2 | 388 Napier St FITZROY 3065 | $1,410,000 | 05/10/2024 |
| 3 | 20 Hotham St COLLINGWOOD 3066 | $1,400,000 | 24/08/2024 |

**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: 29/01/2025 11:01

# 37 Grey Street, East Melbourne Vic 3002



3 1 0

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,400,000 - $1,500,000
**Median House Price**
Year ending December 2024: $3,650,000

## Comparable Properties



**31 Charlotte St RICHMOND 3121 (REI/VG)**

2 1 -

**Price:** $1,420,000
**Method:** Auction Sale
**Date:** 30/11/2024
**Property Type:** House (Res)
**Land Size:** 147 sqm approx

Agent Comments



**388 Napier St FITZROY 3065 (REI/VG)**

2 1 -

**Price:** $1,410,000
**Method:** Auction Sale
**Date:** 05/10/2024
**Property Type:** House (Res)
**Land Size:** 156 sqm approx

Agent Comments



**20 Hotham St COLLINGWOOD 3066 (REI/VG)**

3 1 -

**Price:** $1,400,000
**Method:** Auction Sale
**Date:** 24/08/2024
**Property Type:** House (Res)
**Land Size:** 199 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9864 5000

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