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

2 James Service Place, South Melbourne Vic 3205

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$2,850,000		&		\$3,100,000			
Median sale p	rice							
Median price	\$1,735,000	Pro	Property Type Hous		se		Suburb	South Melbourne
Period - From	01/07/2022	to	30/06/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	293 Moray St SOUTH MELBOURNE 3205	\$3,305,000	09/09/2023
2	63 Merton St ALBERT PARK 3206	\$3,300,000	31/08/2023
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:

02/10/2023 09:25







Property Type: House Agent Comments

Indicative Selling Price \$2,850,000 - \$3,100,000 Median House Price Year ending June 2023: \$1,735,000

Comparable Properties



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 - Marshall White | P: 03 9822 9999

propertydata



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