

## 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

3/11 ANDERSON STREET SOUTH MELBOURNE VIC 3205

### Indicative selling price

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

Single Price

or range  
between

\$385,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$576,999

Property type

Unit

Suburb

South Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

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

4/307-313 MORAY STREET SOUTH MELBOURNE VIC 3205	\$420,000	06-Jul-23
36C NAPIER STREET SOUTH MELBOURNE VIC 3205	\$450,000	16-May-23
210/74-76 EASTERN ROAD SOUTH MELBOURNE VIC 3205	\$400,500	04-Jun-23

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: 25 October 2023



**4/307-313 MORAY STREET SOUTH** Sold Price **\$420,000** Sold Date **06-Jul-23**  
**MELBOURNE VIC 3205**

 1  1  1

Distance **0.64km**



**36C NAPIER STREET SOUTH** Sold Price **\$450,000** Sold Date **16-May-23**  
**MELBOURNE VIC 3205**

 1  1  1

Distance **0.94km**



**210/74-76 EASTERN ROAD SOUTH** Sold Price **\$400,500** Sold Date **04-Jun-23**  
**MELBOURNE VIC 3205**

 1  1  -

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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