

# 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 3105/201 Normanby Road, 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)

Range between \$1,070,000 & \$1,150,000

### Median sale price

Median price \$625,000 Property Type Unit Suburb South Melbourne

Period - From 01/10/2023 to 31/12/2023 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	615/259 Normanby Rd SOUTH MELBOURNE 3205	\$1,186,000	13/12/2023
2	515/13 Point Park Cr DOCKLANDS 3008	\$1,100,000	18/11/2023
3	1509/259 Normanby Rd SOUTH MELBOURNE 3205	\$1,034,000	31/10/2023

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: 22/03/2024 12:22



3 2 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**615/259 Normanby Rd SOUTH MELBOURNE  
3205 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,186,000

**Method:** Private Sale

**Date:** 13/12/2023

**Property Type:** Apartment



**515/13 Point Park Cr DOCKLANDS 3008  
(REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Apartment

**1509/259 Normanby Rd SOUTH MELBOURNE  
3205 (VG)**

Agent Comments

3 - -

**Price:** \$1,034,000

**Method:** Sale

**Date:** 31/10/2023

**Property Type:** Strata Unit/Flat