

# 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 38 Bridport 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)

Range between \$2,950,000 & \$3,200,000

### Median sale price

Median price \$1,900,000 Property Type House 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	293 Moray St SOUTH MELBOURNE 3205	\$3,305,000	09/09/2023
2	41 Ferrars Pl SOUTH MELBOURNE 3205	\$3,155,000	16/09/2023
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: 08/02/2024 12:05

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**Indicative Selling Price**

\$2,950,000 - \$3,200,000

**Median House Price**

December quarter 2023: \$1,900,000



 3  3  2

**Property Type:** House

**Land Size:** 345 sqm approx

Agent Comments

## Comparable Properties



**293 Moray St SOUTH MELBOURNE 3205**  
(REI/VG)

Agent Comments

 4  2  1

**Price:** \$3,305,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)

**Land Size:** 309 sqm approx



**41 Ferrars PI SOUTH MELBOURNE 3205**  
(REI/VG)

Agent Comments

 4  2  1

**Price:** \$3,155,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** House (Res)

**Land Size:** 350 sqm approx

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.