## 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									
Range betweer	n \$2,950,000		&		\$3,200,000				
Median sale price									
Median price	\$1,900,000	Pro	Property Type Ho		House		Suburb	South Melbourne	
Period - From	01/10/2023	to	31/12/2023		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	41 Ferrars PI SOUTH MELBOURNE 3205	\$3,155,000	16/09/2023
3			

OR

**B**<sup>\*</sup> 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



## WHIJEFOX





Property Type: House Land Size: 345 sqm approx Agent Comments Peter Zervas 9068 4850 0405 682 173 peterz@whitefoxrealestate.com.au

Indicative Selling Price \$2,950,000 - \$3,200,000 Median House Price December quarter 2023: \$1,900,000

# **Comparable Properties**

	293 Moray St SOUTH MELBOURNE 3205 (REI/VG) 4 2 2 1 Price: \$3,305,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 309 sqm approx	Agent Comments
CAYZER	41 Ferrars PI SOUTH MELBOURNE 3205 (REI/VG) ↓ 4 ↓ 2 ↓ 1 Price: \$3,155,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Land Size: 350 sqm approx	Agent Comments

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 - Whitefox Real Estate | P: 96459699

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