

# 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 44/1 Sandilands 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 \$750,000 & \$790,000

### Median sale price

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

Period - From 01/01/2024 to 31/03/2024 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	93b Eastern Rd SOUTH MELBOURNE 3205	\$787,000	21/02/2024
2	1510/25 Coventry St SOUTHBANK 3006	\$780,000	02/05/2024
3	204/15 Queens Rd MELBOURNE 3004	\$750,000	27/04/2024

**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: 17/06/2024 08:21



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**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$750,000 - \$790,000

**Median Unit Price**

March quarter 2024: \$625,000

## Comparable Properties



**93b Eastern Rd SOUTH MELBOURNE 3205 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$787,000

**Method:** Auction Sale

**Date:** 21/02/2024

**Property Type:** Apartment



**1510/25 Coventry St SOUTHBANK 3006 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$780,000

**Method:** Private Sale

**Date:** 02/05/2024

**Property Type:** Apartment



**204/15 Queens Rd MELBOURNE 3004 (REI)**

**Agent Comments**

2   2   1

**Price:** \$750,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** Apartment

**Account - Little Real Estate** | P: 07 3037 0255