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

46 Glover Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,550,000		&		\$1,650,000					
Median sale p	rice									
Median price	\$1,830,000	Pro	operty Type	Hou	se		Suburb	South Melbourne		
Period - From	01/01/2024	to	31/03/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	170 Dow St PORT MELBOURNE 3207	\$1,650,000	19/01/2024
2	108 Graham St ALBERT PARK 3206	\$1,560,000	24/02/2024
3	48 Glover St SOUTH MELBOURNE 3205	\$1,450,000	22/03/2024

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:

22/04/2024 16:20







Property Type: House (Res) Agent Comments

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price March guarter 2024: \$1,830,000

Comparable Properties



170 Dow St PORT MELBOURNE 3207 (REI)



Price: \$1,650,000 Method: Sold Before Auction Date: 19/01/2024 Property Type: House (Res)

108 Graham St ALBERT PARK 3206 (REI)

Agent Comments

Agent Comments





Price: \$1,560,000 Method: Private Sale Date: 24/02/2024 Property Type: House

48 Glover St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$1,450,000 Method: Private Sale Date: 22/03/2024 Property Type: House

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393





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