

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 5/192 Cecil Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$445,000

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	3/11 Anderson St SOUTH MELBOURNE 3205	\$395,000	28/11/2023
2	502/85 Market St SOUTH MELBOURNE 3205	\$410,000	14/10/2023
3	10/38 Bank St SOUTH MELBOURNE 3205	\$439,000	06/09/2023

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: 06/02/2024 15:02



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$445,000

Median Unit Price
December quarter 2023: \$625,000

Comparable Properties

3/11 Anderson St SOUTH MELBOURNE 3205 (REI) **Agent Comments**



Price: \$395,000
Method:
Date: 28/11/2023
Property Type: Unit

502/85 Market St SOUTH MELBOURNE 3205 (REI) **Agent Comments**



Price: \$410,000
Method:
Date: 14/10/2023
Property Type: Unit

10/38 Bank St SOUTH MELBOURNE 3205 (REI) **Agent Comments**



Price: \$439,000
Method:
Date: 06/09/2023
Property Type: Apartment

Account - Cayzer | P: 03 9646 0812



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