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

55/1 Sandilands Street, South Melbourne Vic 3205

Indicative selling price

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

Range between | $1,000,000 | & | $1,050,000

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	904/1 Roy St MELBOURNE 3004	$1,100,000	15/03/2024
2	3/33 Murphy St SOUTH YARRA 3141	$1,062,500	23/03/2024
3	20/284 Dorcas St SOUTH MELBOURNE 3205	$1,000,000	26/02/2024

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: | 10/04/2024 10:05

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,000,000 - $1,050,000
Median Unit Price
December quarter 2023: $625,000

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Comparable Properties

904/1 Roy St MELBOURNE 3004 (REI)

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Price: $1,100,000
Method: Private Sale
Date: 15/03/2024
Property Type: Apartment

Agent Comments

3/33 Murphy St SOUTH YARRA 3141 (REI)

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Price: $1,062,500
Method: Auction Sale
Date: 23/03/2024
Property Type: Apartment

Agent Comments

20/284 Dorcas St SOUTH MELBOURNE 3205 (REI)

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Price: $1,000,000
Method: Private Sale
Date: 26/02/2024
Property Type: Apartment

Agent Comments