## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for sale							
77/1 Sandilands Street, South Melbourne, VIC 3205							
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
		or range between		\$800,000		&	\$880,000
Median sale price							
00	Prope	perty type Unit			Suburb	SOUTH ME	LBOURNE
Period - From 24/07/2022 to 23/07/2023 Source core_logic							
Comparable property sales							
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.							
Address of comparable property						rice	Date of sale
1 1705/33 City Road Southbank Vic 3006						\$841,000	2023-06-21
3							
	77/1 Sandilar  rice  rice see consum  00  022 to 23  rty sales  t's representative property for see property	77/1 Sandilands Strice rice rice see consumer.vic.  00 Prop 022 to 23/07/2  rty sales t's representative reas he property for sale in exproperty	77/1 Sandilands Street, Solorice rice rice see consumer.vic.gov.au/ur or range  00 Property type 022 to 23/07/2023  rty sales t's representative reasonably be the property for sale in the last see property	77/1 Sandilands Street, South Melk  rice  rice see consumer.vic.gov.au/underquoti  or range between  Property type Unit  23/07/2023 Source  rty sales  t's representative reasonably believes the property for sale in the last six month exproperty	77/1 Sandilands Street, South Melbourne, VICerice  rice see consumer.vic.gov.au/underquoting  or range between \$800,000  Property type Unit  22 to 23/07/2023 Source core_logic  rty sales  t's representative reasonably believes that fewer that he property for sale in the last six months.	77/1 Sandilands Street, South Melbourne, VIC 3205  rice rice see consumer.vic.gov.au/underquoting or range between \$800,000  Property type Unit Suburb 22 to 23/07/2023 Source core_logic  rty sales t's representative reasonably believes that fewer than three on the property for sale in the last six months.  Property P	77/1 Sandilands Street, South Melbourne, VIC 3205  rice rice see consumer.vic.gov.au/underquoting or range between \$800,000 &  DO Property type Unit Suburb SOUTH ME  DO 23/07/2023 Source core_logic  rty sales t's representative reasonably believes that fewer than three comparable prohe property for sale in the last six months.  Price

This Statement of Information was prepared on: 24/07/2023

