

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 82 Smith Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,830,000 Property Type House 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	36 Brooke St ALBERT PARK 3206	\$1,260,000	17/01/2024
2	15 Herbert Pl ALBERT PARK 3206	\$1,215,000	31/03/2024
3	29 Little Page St ALBERT PARK 3206	\$1,215,000	01/06/2024

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: 04/06/2024 17:59



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Property Type: House
Land Size: 122 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
March quarter 2024: \$1,830,000

Comparable Properties



36 Brooke St ALBERT PARK 3206 (REI/VG)

Agent Comments

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Price: \$1,260,000
Method: Private Sale
Date: 17/01/2024
Property Type: House (Res)
Land Size: 77 sqm approx



15 Herbert Pl ALBERT PARK 3206 (REI/VG)

Agent Comments

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Price: \$1,215,000
Method: Private Sale
Date: 31/03/2024
Property Type: House
Land Size: 84 sqm approx



29 Little Page St ALBERT PARK 3206 (REI)

Agent Comments

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Price: \$1,215,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House

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