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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 83 Thomson Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,175,000		&		\$1,275,000				
Median sale price									
Median price	\$1,555,000	Pro	operty Type	Hou	se		Suburb	South Melbourne	
Period - From	01/04/2023	to	30/06/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	343 Dorcas St SOUTH MELBOURNE 3205	\$1,300,000	11/07/2023
2	24 Bridge St PORT MELBOURNE 3207	\$1,245,000	25/03/2023
3	116 Palmerston Cr SOUTH MELBOURNE 3205	\$1,150,000	01/07/2023

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:

19/09/2023 10:59

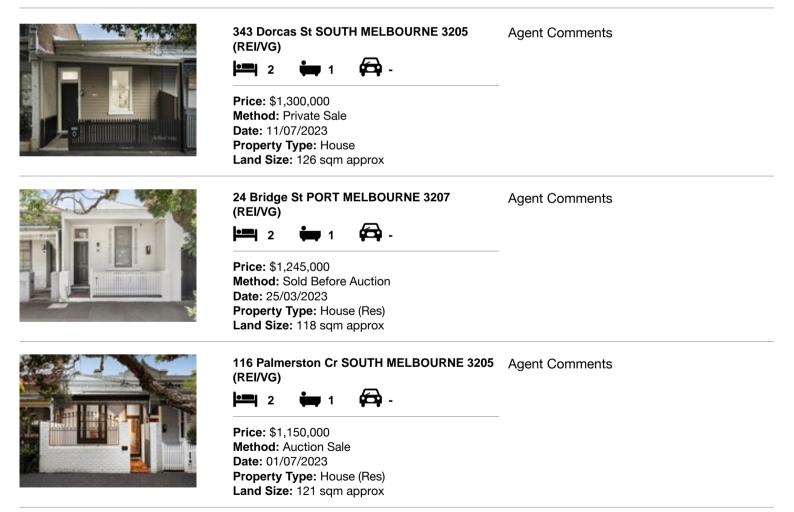






Rooms: 4 Property Type: House Land Size: 127 sqm approx Agent Comments Indicative Selling Price \$1,175,000 - \$1,275,000 Median House Price June quarter 2023: \$1,555,000

Comparable Properties



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