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 86 Pickles Street, South Melbourne Vic 3205

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,670,000	Pro	Property Type Hou		se		Suburb	South Melbourne
Period - From	01/01/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	151 Market St SOUTH MELBOURNE 3205	\$1,495,000	13/12/2023
2	32 Brooke St ALBERT PARK 3206	\$1,480,000	08/02/2024
3	294 Moray St SOUTH MELBOURNE 3205	\$1,460,000	28/11/2023

OR

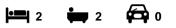
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

26/02/2024 15:22







Property Type: House (Res) **Land Size:** 125 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending December 2023: \$1,670,000

Comparable Properties







Price: \$1,460,000 Method: Sale Date: 28/11/2023 Property Type: House - Attached House N.E.C. Land Size: 102 sqm approx

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propertydata

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