

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 346 Park Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,575,000 & \$1,732,500

Median sale price

Median price \$1,630,000 Property Type House Suburb South Melbourne

Period - From 01/07/2023 to 30/06/2024 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	3 Dow St SOUTH MELBOURNE 3205	\$1,650,000	31/07/2024
2	261 Montague St SOUTH MELBOURNE 3205	\$1,600,000	25/06/2024
3	413 Dorcas St SOUTH MELBOURNE 3205	\$1,730,000	09/03/2024

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: 16/08/2024 11:08



 3  2  1

Property Type: House (Res)

Land Size: 145 sqm approx

Agent Comments

Indicative Selling Price

\$1,575,000 - \$1,732,500

Median House Price

Year ending June 2024: \$1,630,000

Comparable Properties



3 Dow St SOUTH MELBOURNE 3205 (REI)

Agent Comments

 3  2  1

Price: \$1,650,000

Method: Private Sale

Date: 31/07/2024

Property Type: House (Res)

Land Size: 177 sqm approx

261 Montague St SOUTH MELBOURNE 3205 (REI)

Agent Comments

 3  2  -

Price: \$1,600,000

Method: Private Sale

Date: 25/06/2024

Property Type: House (Res)



413 Dorcas St SOUTH MELBOURNE 3205 (VG)

Agent Comments

 3  -  -

Price: \$1,730,000

Method: Sale

Date: 09/03/2024

Property Type: House - Attached House N.E.C.

Land Size: 135 sqm approx

Account - Kay & Burton | P: 03 5989 1000 | F: 03 5989 0171