

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 73 Smith Street, SOUTH MELBOURNE, VIC, 3205

Indicative selling price

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

Single price \$ or range between \$ 1,100,000 & \$ 1,150,000

Median sale price

Median price \$ 1,310,000 House ☒ Unit ☐ Suburb SOUTH MELBOURNE

Period - From 01/03/2018 to 01/03/2019 Source APM PriceFinder

Comparable property sales

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
153 EVANS STREET, PORT MELBOURNE VIC 3207	\$ 1,225,000	10/12/2018
29 LITTLE PAGE STREET, ALBERT PARK VIC 3206	\$ 1,185,000	16/11/2018
39 STEAD STREET, SOUTH MELBOURNE VIC 3205	\$ 885,000	05/04/2019