

## 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

NORMANBY ROAD SOUTH MELBOURNE VIC 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$590,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

### 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 6 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

112/54 BOUNDARY STREET SOUTH MELBOURNE VIC 3205	\$560,000	21-Oct-22
618/259 NORMANBY ROAD SOUTH MELBOURNE VIC 3205	\$583,000	21-Dec-21
805/259 NORMANBY ROAD SOUTH MELBOURNE VIC 3205	\$574,000	03-Nov-22

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 6 months.~~

This Statement of Information was prepared on: 03 April 2023



**112/54 BOUNDARY STREET SOUTH** Sold Price **\$560,000** Sold Date **21-Oct-22**  
**MELBOURNE VIC 3205**

 1  1  -

Distance **0.02km**



**618/259 NORMANBY ROAD SOUTH** Sold Price **\$583,000** Sold Date **21-Dec-21**  
**MELBOURNE VIC 3205**

 1  1  -

Distance **0.02km**



**805/259 NORMANBY ROAD** Sold Price **\$574,000** Sold Date **03-Nov-22**  
**SOUTH MELBOURNE VIC 3205**

 1  1  -

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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