

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

Brand new 2 bed 2 bathroom 1 car park stunnin views
NORMANBY ROAD SOUTH MELBOURNE VIC 3205

Indicative selling price

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

Single Price

\$880,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,999

Property type

Unit

Suburb

South Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

303/274-278 COVENTRY STREET SOUTH MELBOURNE VIC 3205	\$905,000	26-May-22
62A NAPIER STREET SOUTH MELBOURNE VIC 3205	\$872,000	28-May-22
1605/41 BANK STREET SOUTH MELBOURNE VIC 3205	\$835,000	18-Jan-23

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: 20 November 2023



**303/274-278 COVENTRY STREET
 SOUTH MELBOURNE VIC 3205**

 2  2  1

Sold Price **\$905,000** Sold Date **26-May-22**

Distance **1.14km**



**62A NAPIER STREET SOUTH
 MELBOURNE VIC 3205**

 2  2  1

Sold Price **\$872,000** Sold Date **28-May-22**

Distance **1.89km**



**1605/41 BANK STREET SOUTH
 MELBOURNE VIC 3205**

 2  2  1

Sold Price **\$835,000** Sold Date **18-Jan-23**

Distance **1.98km**

RS = Recent sale UN = Undisclosed Sale

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