

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 4/56 Smith Street, South Melbourne Vic 3205

Indicative selling price

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

Single price \$510,000

Median sale price

Median price \$590,000

House

Unit

X

Suburb

South Melbourne

Period - From 01/07/2016

to 30/06/2017

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	2001/38 Albert Rd SOUTH MELBOURNE 3205	\$509,000	20/04/2017
2	308/54 Nott St PORT MELBOURNE 3207	\$505,000	13/05/2017
3	1212/52 Park St SOUTH MELBOURNE 3205	\$475,000	04/04/2017

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.~~

4/56 Smith Street, South Melbourne Vic 3205

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2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$510,000
Median Unit Price
Year ending June 2017: \$590,000

Comparable Properties



2001/38 Albert Rd SOUTH MELBOURNE 3205 **Agent Comments**
(REI/VG)

2 1 1

Price: \$509,000
Method: Private Sale
Date: 20/04/2017
Rooms: 3
Property Type: Apartment



308/54 Nott St PORT MELBOURNE 3207 (REI) **Agent Comments**

2 1 1

Price: \$505,000
Method: Private Sale
Date: 13/05/2017
Rooms: 6
Property Type: Apartment



1212/52 Park St SOUTH MELBOURNE 3205 **Agent Comments**
(REI/VG)

2 1 1

Price: \$475,000
Method: Private Sale
Date: 04/04/2017
Rooms: 4
Property Type: Apartment
Land Size: 1027 sqm approx