

4/56 Smith Street, South Melbourne Vic 3205

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2 1 1

Rooms:
Property Type: apartment/unit
Agent Comments

Indicative Selling Price
\$495,000 - \$540,000
Median Unit Price
Year ending June 2017: \$590,000

Comparable Properties



5/109 Ross St PORT MELBOURNE 3207 (REI) **Agent Comments**

2 1 1

Price: \$559,000
Method: Auction Sale
Date: 22/07/2017
Rooms: 3
Property Type: Apartment



201/54 Nott St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**

2 1 1

Price: \$518,000
Method: Sold Before Auction
Date: 27/03/2017
Rooms: 4
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

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

Range between

\$495,000

&

\$540,000

Median sale price

Median price

\$590,000

Unit

X

Suburb

South Melbourne

Period - From

01/07/2016

to

30/06/2017

Source

REIV

Comparable property sales

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
5/109 Ross St PORT MELBOURNE 3207	\$559,000	22/07/2017
201/54 Nott St PORT MELBOURNE 3207	\$518,000	27/03/2017
308/54 Nott St PORT MELBOURNE 3207	\$505,000	13/05/2017