

# 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 14 Ward Street, South Melbourne

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,643,500 \*House  Suburb South Melbourne  
Period - From 1/3/2016 to 31/3/17 Source REIV

### Comparable property sales

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
344 Moray Street, South Melbourne	\$1,732,000	22/4/2017
26 Canterbury Road, Middle Park	\$1,420,000	08/04/2017
7 Lyell Street, South Melbourne	\$1,585,000	25/02/2017