

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 8/307 Moray Street, South Melbourne, VIC 3205

Indicative selling price

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

Price Range

\$425,000

&

\$450,000

Median sale price

Median price

\$570,000

Property Type

House

Suburb

South Melbourne (3205)

Period - From

01/04/2020

to

31/01/2021

Source

CoreLogic

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
308/74-76 EASTERN ROAD, SOUTH MELBOURNE VIC 3205	\$460,000	25/12/2020
1600/63 WHITEMAN STREET, SOUTHBANK VIC 3006	\$470,000	23/11/2020
2000/63 WHITEMAN STREET, SOUTHBANK VIC 3006	\$477,500	02/03/2021

This Statement of Information was prepared on: 12/04/2021