

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for Sale

Address Including suburb and postcode

1201/89 Gladstone Street, South Melbourne VIC 3205

Indicative selling price

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

Single price \$ or range between \$490,000 & \$520,000

Median sale price

Median price \$ 583,000 *House *unit x Suburb or locality South Melbourne

Period - From 2017 Q1 to 2017 Q3 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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. 4/56 Smith Street, South Melbourne	\$510,000	30/09/2017
2. 26/63 Dorcas Street, South Melbourne	\$520,000	26/07/2017
3. 1211/50 Albert Road, South Melbourne	\$520,500	18/07/2017

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.