

Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

3/56 Smith Street South Melbourne VIC 3205

 2  1  1

Indicative Selling Price

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

Range between \$450,000 & \$490,000

Median Sale Price

\$610,000 Units in South melbourne between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

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.



10/2-10 Mountain Street South Melbourne VIC 3205

 2  1  1

Sold Price **\$507,000** Sold Date **09-May-19**
Distance **0.02km**



4/7 Liardet Street Port Melbourne VIC 3207

 1  1  1

Sold Price **\$500,000** Sold Date **15-Dec-17**
Distance **0.69km**



43/4 Seisman Place Port Melbourne VIC 3207

 1  1  1

Sold Price **\$505,000** Sold Date **29-Nov-17**
Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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