

# 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 Woodgate St, South Melbourne Vic 3205

### Indicative selling price

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

Single price \$2,795,000

### Median sale price

Median price \$1,700,000

Property Type House

Suburb South Melbourne

Period - From 01/04/2021

to 30/06/2021

Source REIV

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

~~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
1		
2		
3		

OR

~~B\* 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.~~

This Statement of Information was prepared on:

07/10/2021 14:57

8 Woodgate St, South Melbourne Vic 3205

**GREG HOCKING**  
HOLDSWORTH

Josh Allison  
0416 117 361  
joshallison@jellisrcraig.com.au



 3  2  2

**Property Type:** TOWNHOUSE

**Agent Comments**

Brand New (under construction)

**Indicative Selling Price**

\$2,795,000

**Median House Price**

June quarter 2021: \$1,700,000

## Comparable Properties

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.

**Account - Jellis Craig** | P: 03 8644 5500 | F: 03 9645 5393



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