

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

329/85 Market Street, South Melbourne Vic 3205

Indicative selling price

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

Single price \$659,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb South Melbourne

Period - From 01/07/2024

to 30/09/2024

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	1908/38 Albert Rd SOUTH MELBOURNE 3205	\$650,000	30/10/2024
2	39/333 Coventry St SOUTH MELBOURNE 3205	\$690,000	30/10/2024
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:

16/12/2024 10:38

329/85 Market Street, South Melbourne Vic 3205

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2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$659,000
Median Unit Price
September quarter 2024: \$585,000

Comparable Properties



1908/38 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 2 1

Price: \$650,000
Method: Private Sale
Date: 30/10/2024
Property Type: Apartment



39/333 Coventry St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 1

Price: \$690,000
Method: Private Sale
Date: 30/10/2024
Property Type: Apartment

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 - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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