

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

102/58 Stead Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$335,000

&

\$360,000

Median sale price

Median price

\$579,750

Property Type

Unit

Suburb

South Melbourne

Period - From

01/01/2023

to

31/03/2023

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	809/35 Albert Rd MELBOURNE 3004	\$375,000	10/03/2023
2	807/38 Albert Rd SOUTH MELBOURNE 3205	\$360,000	21/03/2023
3	507/99 Palmerston Cr SOUTH MELBOURNE 3205	\$350,000	22/11/2022

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:

03/05/2023 07:27



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$335,000 - \$360,000

Median Unit Price

March quarter 2023: \$579,750

Comparable Properties



809/35 Albert Rd MELBOURNE 3004 (REI/VG)

Agent Comments

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Price: \$375,000

Method: Private Sale

Date: 10/03/2023

Property Type: Apartment



807/38 Albert Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments

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Price: \$360,000

Method: Private Sale

Date: 21/03/2023

Property Type: Apartment



507/99 Palmerston Cr SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$350,000

Method: Private Sale

Date: 22/11/2022

Property Type: Apartment