

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

310/67-71 Stead Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$400,000

&

\$430,000

Median sale price

Median price

\$612,000

Property Type

Unit

Suburb

South Melbourne

Period - From

01/10/2019

to

31/12/2019

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	509/67 Stead St SOUTH MELBOURNE 3205	\$470,000	23/11/2019
2	510/67 Stead St SOUTH MELBOURNE 3205	\$446,500	12/10/2019
3	1210/478a St Kilda Rd MELBOURNE 3004	\$444,150	14/11/2019

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:

25/02/2020 10:06



Property Type: Apartment
Agent Comments

Indicative Selling Price

\$400,000 - \$430,000

Median Unit Price

December quarter 2019: \$612,000

Comparable Properties



509/67 Stead St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$470,000

Method: Auction Sale

Date: 23/11/2019

Property Type: Apartment



510/67 Stead St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$446,500

Method: Auction Sale

Date: 12/10/2019

Property Type: Apartment

1210/478a St Kilda Rd MELBOURNE 3004 (VG) Agent Comments



Price: \$444,150

Method: Sale

Date: 14/11/2019

Property Type: Strata Unit/Flat