

# 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

206/69-71 Stead Street, 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

\$\* 355,000

or range between

\$\*

&

\$

### Median sale price

Median price

\$ 435,000

Property type

Unit

Suburb

South Melbourne

Period - From

2021 Q3

to

2022 Q2

Source

REIV

### Comparable property sales

**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	46/69 Dorcas St, South Melbourne	\$ 420,000	02/09/2022
2	76/69 Dorcas St, South Melbourne	\$ 420,000	30/07/2021
3	507/38 Bank St, South Melbourne	\$ 435,000	25/05/2022

~~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:

08/09/2022