

# 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 1005/89 Gladstone 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 \$549,500

### Median sale price

Median price \$575,500 Property Type Unit Suburb South Melbourne (3205)

Period - From 01/06/2022 to 31/05/2023 Source Core Logic

### 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
107/167 GLADSTONE STREET, SOUTH MELBOURNE VIC 3205	\$530,000	29/06/2023
604/79 MARKET STREET, SOUTH MELBOURNE VIC 3205	\$576,000	03/04/2023
1706/89 GLADSTONE STREET, SOUTH MELBOURNE VIC 3205	\$575,000	01/08/2023

This Statement of Information was prepared on: 06/09/2023