

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

1302/52 PARK STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

1315/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$445,000	16-Jan-24
515/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$425,000	23-Oct-23

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 6 months.

This Statement of Information was prepared on: 07 March 2024



**1315/52 PARK STREET SOUTH
 MELBOURNE VIC 3205**

2 1 -

Sold Price **\$445,000** Sold Date **16-Jan-24**

Distance **0km**



**515/52 PARK STREET SOUTH
 MELBOURNE VIC 3205**

2 1 1

Sold Price **\$425,000** Sold Date **23-Oct-23**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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