

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

7/88 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

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jun 2023

to

31 May 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

82/39 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$590,000	06-May-13
1/95 DODDS STREET SOUTHBANK VIC 3006	\$772,000	09-Dec-23
710/148-150 WELLS STREET SOUTH MELBOURNE VIC 3205	\$706,000	24-Feb-24

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: 13 June 2024



**82/39 DORCAS STREET SOUTH
MELBOURNE VIC 3205**

 2  2  1

Sold Price **\$590,000** Sold Date **06-May-13**

Distance **0.23km**



**1/95 DODDS STREET SOUTHBANK
VIC 3006**

 2  1  1

Sold Price **\$772,000** Sold Date **09-Dec-23**

Distance **0.56km**



**710/148-150 WELLS STREET
SOUTH MELBOURNE VIC 3205**

 2  2  1

Sold Price **\$706,000** Sold Date **24-Feb-24**

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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