

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

913/60 MARKET STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

\$197,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

320/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$220,000	03-Sep-23
1401/339 SWANSTON STREET MELBOURNE VIC 3000	\$235,000	09-Aug-23
107/11-17 COHEN PLACE MELBOURNE VIC 3000	\$230,000	28-Apr-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: 06 February 2024



**320/238-242 FLINDERS STREET
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$220,000** Sold Date **03-Sep-23**

Distance **0.49km**



**1401/339 SWANSTON STREET
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$235,000** Sold Date **09-Aug-23**

Distance **0.86km**



**107/11-17 COHEN PLACE
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$230,000** Sold Date **28-Apr-23**

Distance **1.04km**

RS = Recent sale UN = Undisclosed Sale

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