

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 511/52 PARK STREET, SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$348,000

Median sale price

Median price \$440,000 Property type UNITS Suburb SOUTH MELBOURNE VIC 3205
Period – From 22/06/2021 to 22/06/2021 Source www.realestate.com.au

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

1003/338 KINGS WAY, SOUTH MELBOURNE VIC 3205	\$350,000	29/03/2022
804/8 DORCAS STREET, SOUTHBANK VIC 3006	\$365,000	04/03/2022
1410/8 DOWNIE STREET, MELBOURNE VIC 3000	\$350,000	16/04/2022

This Statement of Information was prepared on:

22/06/2022