

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

704/85 Market Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$625,000 Property Type Unit Suburb South Melbourne

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 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
1	109/79-83 Market St SOUTH MELBOURNE 3205	\$445,000	15/05/2023
2	502/109 York St SOUTH MELBOURNE 3205	\$455,000	09/11/2023
3	504/85 Market St SOUTH MELBOURNE 3205	\$460,000	06/06/2023

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 six months.~~

This Statement of Information was prepared on:

25/03/2024 14:38



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

December quarter 2023: \$625,000

Comparable Properties



109/79-83 Market St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 15/05/2023

Property Type: Apartment



502/109 York St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$455,000

Method: Private Sale

Date: 09/11/2023

Property Type: Apartment



504/85 Market St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 06/06/2023

Property Type: Apartment

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