

## 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

9/2-10 MOUNTAIN STREET SOUTH MELBOURNE VIC 3205

### Indicative selling price

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

Single Price

\$445,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

Address of comparable property	Price	Date of sale
3/174 LIARDET STREET PORT MELBOURNE VIC 3207	\$490,000	28-Jun-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.

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**3/174 LIARDET STREET PORT  
MELBOURNE VIC 3207**

2 1 1

Sold Price **\$490,000** Sold Date **28-Jun-24**

Distance **0.89km**

RS = Recent sale      UN = Undisclosed Sale

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