

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

117/88 Park Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$620,000

&

\$660,000

Median sale price

Median price

\$632,500

Property Type

Unit

Suburb

South Melbourne

Period - From

01/07/2023

to

30/09/2023

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	1607/180 City Rd SOUTHBANK 3006	\$672,000	12/10/2023
2	4/27 Avoca St SOUTH YARRA 3141	\$650,000	29/09/2023
3	313/88 Kavanagh St SOUTHBANK 3006	\$637,000	03/10/2023

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:

18/10/2023 15:13

117/88 Park Street, South Melbourne Vic 3205

WHITEFOX

Peter Zervas

9068 4850

0405 682 173

peterz@whitefoxrealestate.com.au

Indicative Selling Price

\$620,000 - \$660,000

Median Unit Price

September quarter 2023: \$632,500

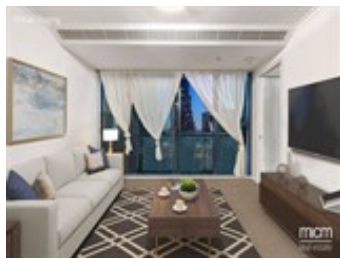


2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1607/180 City Rd SOUTHBANK 3006 (REI)

Agent Comments

2 2 1

Price: \$672,000

Method: Private Sale

Date: 12/10/2023

Property Type: Apartment



4/27 Avoca St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$650,000

Method: Sold Before Auction

Date: 29/09/2023

Property Type: Apartment



313/88 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

2 2 1

Price: \$637,000

Method: Private Sale

Date: 03/10/2023

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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