

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

807/52 PARK STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

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

Single Price

or range
between

\$340,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 Oct 2021

to

30 Sep 2022

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

1112/338 KINGS WAY SOUTH MELBOURNE VIC 3205	\$351,000	10-Jun-22
908/22 DORCAS STREET SOUTHBANK VIC 3006	\$340,000	26-Aug-22
1706/283 CITY ROAD SOUTHBANK VIC 3006	\$365,000	11-Aug-22

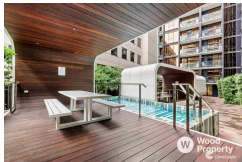
OR

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: 04 October 2022


**1112/338 KINGS WAY SOUTH
MELBOURNE VIC 3205**
 1  1  1

 Sold Price **\$351,000** Sold Date **10-Jun-22**

 Distance **0.27km**

**908/22 DORCAS STREET
SOUTHBANK VIC 3006**
 1  1  1

 Sold Price **\$340,000** Sold Date **26-Aug-22**

 Distance **0.31km**

**1706/283 CITY ROAD SOUTHBANK
VIC 3006**
 1  1  1

 Sold Price **\$365,000** Sold Date **11-Aug-22**

 Distance **1.06km**

RS = Recent sale UN = Undisclosed Sale

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