

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

815/52 Park Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$465,000 & \$495,000

Median sale price

Median price \$655,000 Property Type Unit Suburb South Melbourne

Period - From 20/05/2021 to 19/05/2022 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	1/92c Kavanagh St SOUTHBANK 3006	\$485,500	07/05/2022
2	2007/241 City Rd SOUTHBANK 3006	\$480,000	22/11/2021
3	1714/50 Albert Rd SOUTH MELBOURNE 3205	\$479,000	11/03/2022

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:

20/05/2022 13:07



2
 1
 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$465,000 - \$495,000

Median Unit Price

20/05/2021 - 19/05/2022: \$655,000

Comparable Properties



1/92c Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

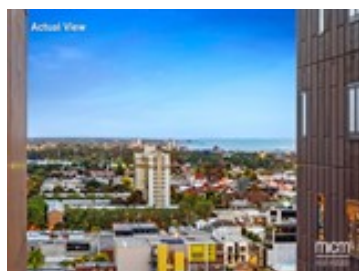
2
 1
 1

Price: \$485,500

Method: Auction Sale

Date: 07/05/2022

Property Type: Apartment



2007/241 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

2
 1
 1

Price: \$480,000

Method: Private Sale

Date: 22/11/2021

Property Type: Apartment



1714/50 Albert Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments

2
 1
 1

Price: \$479,000

Method: Private Sale

Date: 11/03/2022

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951