

# 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 1409/60 Market Street, Melbourne, VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$340,000

&

\$370,000

### Median sale price

Median price

\$484,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

15/10/2023

to

15/10/2024

Source

[www.ptopertydata.com.au](http://www.ptopertydata.com.au)

### Comparable property sales

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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
709/60 MARKET STREET, MELBOURNE VIC 3000	\$320,000	06/06/2024
1809/60 MARKET STREET, MELBOURNE VIC 3000	\$405,000	01/02/2022
1109/243 FRANKLIN STREET, MELBOURNE VIC 3000	\$376,000	14/07/2024

This Statement of Information was prepared on: 15/10/2024