

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	1315/52 Park Street South Melbourne, 3205
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### Indicative selling price

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

Range between	\$430,000 & \$450,000
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### Median sale price

Median price	\$600,500	Property Type	NOT PROVIDED	Suburb	SOUTH MELBOURNE
Period - From	30-Jun-2022	to	29-Jun-2023	Source	realestate.com.au

### Comparable property sales

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	1006/338 Kings Way, South Melbourne, Vic 3205	\$490,000	03-May-2023
2	1305/52 Park Street, South Melbourne, Vic 3205	\$530,000	26-May-2023
3	2501/50 Albert Road, South Melbourne, Vic 3205	\$470,000	13-Dec-2022

This statement of information was prepared on 04-Nov-2023 at 2:12:23 PM EST