#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

901/89 Gladstone Street, South Melbourne Vic 3205
901

#### Indicative selling price

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

Range between \$460,000	&	\$480,000
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#### Median sale price

Median price	\$579,750	Pro	perty Type U	nit		Suburb	South Melbourne
Period - From	01/01/2023	to	31/03/2023	Sc	ource	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

	aress of comparable property	1 1100	Date of Sale
1	2305/89 Gladstone St SOUTH MELBOURNE 3205	\$530,000	14/04/2023
2	214/85 Market St SOUTH MELBOURNE 3205	\$525,000	17/03/2023
3	1703/50 Haig St SOUTHBANK 3006	\$515,000	06/04/2023

#### 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:	23/06/2023 17:24



Date of sale



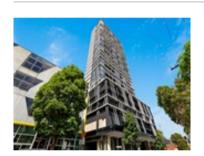




Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$460,000 - \$480,000 **Median Unit Price** March quarter 2023: \$579,750

## Comparable Properties



2305/89 Gladstone St SOUTH MELBOURNE 3205 (REI/VG)

**-**2

Price: \$530,000 Method: Private Sale Date: 14/04/2023

Property Type: Apartment

**Agent Comments** 

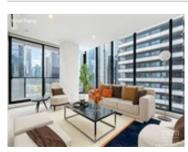


214/85 Market St SOUTH MELBOURNE 3205 (REI/VG)

Price: \$525,000 Method: Private Sale Date: 17/03/2023

Property Type: Apartment

Agent Comments



1703/50 Haig St SOUTHBANK 3006 (REI/VG)

Price: \$515.000 Method: Private Sale Date: 06/04/2023

Property Type: Apartment

Agent Comments

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



