

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 2405/89 Gladstone Street, South Melbourne Vic 3205

Indicative selling price

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

Single price \$555,000

Median sale price

Median price \$585,000 Property Type Unit Suburb South Melbourne

Period - From 01/07/2024 to 30/09/2024 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	2204/109 Clarendon St SOUTHBANK 3006	\$555,000	26/09/2024
2	415/35 Albert Rd MELBOURNE 3004	\$550,000	12/08/2024
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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: 15/10/2024 12:04



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$555,000

Median Unit Price

September quarter 2024: \$585,000

Comparable Properties



2204/109 Clarendon St SOUTHBANK 3006 (REI)

Agent Comments

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Price: \$555,000

Method: Private Sale

Date: 26/09/2024

Property Type: Apartment



415/35 Albert Rd MELBOURNE 3004 (REI)

Agent Comments

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Price: \$550,000

Method: Private Sale

Date: 12/08/2024

Property Type: Apartment

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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