

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

204/58 Stead Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$650,000 & \$695,000

Median sale price

Median price \$693,750 Property Type Unit Suburb South Melbourne

Period - From 01/04/2022 to 30/06/2022 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	401/99 Palmerston Cr SOUTH MELBOURNE 3205	\$800,500	25/06/2022
2	2710/50 Albert Rd SOUTH MELBOURNE 3205	\$780,000	09/06/2022
3	2304/38 Albert Rd SOUTH MELBOURNE 3205	\$730,000	18/07/2022

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:

04/10/2022 10:26



2 2 1

Property Type: Apartment

Land Size: 85 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$695,000

Median Unit Price

June quarter 2022: \$693,750

Comparable Properties



401/99 Palmerston Cr SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 2 1

Price: \$800,500

Method: Private Sale

Date: 25/06/2022

Property Type: Apartment



2710/50 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 2 2

Price: \$780,000

Method: Private Sale

Date: 09/06/2022

Property Type: Apartment



2304/38 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 2 1

Price: \$730,000

Method: Private Sale

Date: 18/07/2022

Property Type: Apartment