

# 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

1004 / 52 PARK STREET, SOUTH MELBOURNE VIC 3205

### Indicative selling price

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

Single Price:

\$345,000

### Median sale price

Median price

\$435,000

Property type

Unit

Suburb

SOUTH MELBOURNE VIC 3205

Period - From

27/02/2019

to

27/02/2020

Source

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

### Comparable property sales

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. 2313/50 Albert Road, South Melbourne Vic 3205 | \$358,500 | 25/10/2019   |
| 2. 401/450 St. Kilda Road, Melbourne Vic 3004    | \$363,000 | 10/12/2019   |
| 3. 106/442 St. Kilda Road, Melbourne Vic 3004    | \$371,000 | 30/09/2019   |

This Statement of Information was prepared on:

02/03/2020