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

508/79 Market Street, South Melbourne Vic 3205

Indicative selling price

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

Range between | $580,000 | & | $620,000

Median sale price

| Median price | $625,000 | Property Type | Unit | Suburb | South Melbourne |

| Period - From | 01/10/2023 | to | 31/12/2023 | Source | REIV |

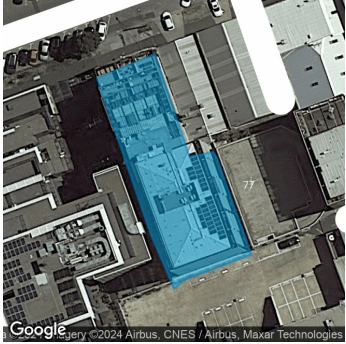## Comparable property sales (*Delete A or B below as applicable)

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	46/88 Park St SOUTH MELBOURNE 3205	$620,000	18/12/2023
2	605/79 Market St SOUTH MELBOURNE 3205	$615,000	06/10/2023
3	309/85 Market St SOUTH MELBOURNE 3205	$610,000	11/11/2023

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: | 18/01/2024 11:45

CONSUMER AFFAIRS VICTORIA

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$580,000 - $620,000
Median Unit Price
December quarter 2023: $625,000

Comparable Properties

46/88 Park St SOUTH MELBOURNE 3205 (REI)

🛏 2   🛁 2   🚗 1

Price: $620,000
Method: Private Sale
Date: 18/12/2023
Property Type: Apartment

Agent Comments

605/79 Market St SOUTH MELBOURNE 3205 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $615,000
Method: Private Sale
Date: 06/10/2023
Property Type: Apartment

Agent Comments

309/85 Market St SOUTH MELBOURNE 3205 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $610,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Unit

Agent Comments

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199