

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

304/39 PARK STREET, SOUTH MELBOURNE VIC 3205

Indicative selling price

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

Single price:

\$700,000

Median sale price

Median price

\$624,500

Property type

UNIT

Suburb

SOUTH MELBOURNE

Period - From

01/05/2021

to

01/05/2022

Source

www.realestate.com.au

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

321/85 MARKET STREET, SOUTH MELBOURNE VIC 3205	14/04/2022	\$700,000
603/244 DORCAS STREET, SOUTH MELBOURNE VIC 3205	05/05/2022	\$740,000
907/69-71 STEAD STREET, SOUTH MELBOURNE VIC 3205	11/04/2022	\$755,000

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

26/05/2022