

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

1114/52 PARK STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$315,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,750

Property type

Unit

Suburb

South Melbourne

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

2108/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$353,000	18-Sep-24
803/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$295,000	14-Oct-24
608/22 DORCAS STREET SOUTHBANK VIC 3006	\$331,000	18-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 14 November 2024

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**2108/50 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

1 1 -

Sold Price

^{RS} **\$353,000**

Sold Date **18-Sep-24**

Distance **0.23km**



**803/52 PARK STREET SOUTH
MELBOURNE VIC 3205**

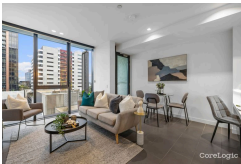
1 1 -

Sold Price

^{RS} **\$295,000**

Sold Date **14-Oct-24**

Distance **0km**



**608/22 DORCAS STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price

\$331,000

Sold Date **18-Jul-24**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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