

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

105/74 Eastern Road, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$500,000

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 | 2010/45 Haig St SOUTHBANK 3006 | \$505,000 | 17/10/2023 |
| 2 | 207/74 Eastern Rd SOUTH MELBOURNE 3205 | \$505,000 | 07/10/2023 |
| 3 | 601/320 St Kilda Rd SOUTHBANK 3006 | \$491,000 | 18/12/2023 |


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:

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Indicative Selling Price
 \$500,000
Median Unit Price
 December quarter 2023: \$625,000

Property Type: Apartment
 Agent Comments

Comparable Properties



2010/45 Haig St SOUTHBANK 3006 (VG)

Agent Comments

 1
  -
  -

Price: \$505,000
Method: Sale
Date: 17/10/2023
Property Type: Flat/Unit/Apartment (Res)



207/74 Eastern Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$505,000
Method: Private Sale
Date: 07/10/2023
Property Type: Apartment



601/320 St Kilda Rd SOUTHBANK 3006 (REI)

Agent Comments

 1
  1
  1

Price: \$491,000
Method: Private Sale
Date: 18/12/2023
Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388