

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

or range
between

\$290,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|---|-----------|-----------|
| 803/52 PARK STREET SOUTH MELBOURNE VIC 3205 | \$295,000 | 14-Oct-24 |
| 1117/65 COVENTRY STREET SOUTHBANK VIC 3006 | \$310,000 | 23-Dec-24 |
| 1009/39 COVENTRY STREET SOUTHBANK VIC 3006 | \$300,000 | 12-Sep-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: 10 February 2025

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

1 1 -

Sold Price **\$295,000** Sold Date **14-Oct-24**

Distance **0km**



**1117/65 COVENTRY STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$310,000** Sold Date **23-Dec-24**

Distance **0.31km**



**1009/39 COVENTRY STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$300,000** Sold Date **12-Sep-24**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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