

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

606/79 MARKET 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

508/79 MARKET STREET SOUTH MELBOURNE VIC 3205	\$620,000	03-Feb-24
309/85-87 MARKET STREET SOUTH MELBOURNE VIC 3205	\$610,000	11-Nov-23
1901/283 CITY ROAD SOUTHBANK VIC 3006	\$550,000	01-Nov-23

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: 29 April 2024



**508/79 MARKET STREET SOUTH
MELBOURNE VIC 3205**

Sold Price

^{RS}

\$620,000

Sold Date

03-Feb-24

 2

 1

 1

Distance

0km



**309/85-87 MARKET STREET
SOUTH MELBOURNE VIC 3205**

Sold Price

\$610,000

Sold Date

11-Nov-23

 2

 1

 1

Distance

0.04km



**1901/283 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$550,000

Sold Date

01-Nov-23

 2

 1

 1

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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