

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

201/58 STEAD 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

\$490,000

&

\$539,000

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

505/338 KINGS WAY SOUTH MELBOURNE VIC 3205	\$490,000	26-Sep-24
2404/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$500,000	04-Oct-24
405/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$525,000	07-Oct-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: 27 November 2024



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**505/338 KINGS WAY SOUTH
MELBOURNE VIC 3205**

2 1 -

Sold Price **\$490,000** Sold Date **26-Sep-24**

Distance **0.16km**



**2404/50 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

2 1 1

Sold Price ^{RS} **\$500,000** Sold Date **04-Oct-24**

Distance **0.3km**



**405/52 PARK STREET SOUTH
MELBOURNE VIC 3205**

2 1 1

Sold Price ^{RS} **\$525,000** Sold Date **07-Oct-24**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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