Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	803/85 Market Street, South Melbourne Vic 3205
Including suburb and	
postcode	

Indicative selling price

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

Single price \$640,000

Median sale price

Median price \$608,000	Pr	operty Type Un	it		Suburb	South Melbourne
Period - From 01/07/2023	to	30/06/2024	So	urce	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

Ad	dress of comparable property	Price	Date of sale
1	114/85 Market St SOUTH MELBOURNE 3205	\$600,000	30/08/2024
2	242/88 Kavanagh St SOUTHBANK 3006	\$640,000	01/08/2024
3	108/59 Thistlethwaite St SOUTH MELBOURNE 3205	\$650,000	24/07/2024

OR

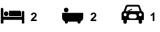
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/09/2024 10:12









Property Type: Apartment Agent Comments

Indicative Selling Price \$640,000 **Median Unit Price** Year ending June 2024: \$608,000

Comparable Properties



114/85 Market St SOUTH MELBOURNE 3205

(REI)

Price: \$600.000 Method: Private Sale Date: 30/08/2024

Property Type: Apartment

Agent Comments



242/88 Kavanagh St SOUTHBANK 3006 (REI)

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Price: \$640.000 Method: Private Sale Date: 01/08/2024

Property Type: Apartment

Agent Comments



108/59 Thistlethwaite St SOUTH MELBOURNE Agent Comments

3205 (REI)





Price: \$650,000 Method: Private Sale Date: 24/07/2024

Property Type: Apartment Land Size: 80 sqm approx

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



