

# 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

816/52 PARK STREET, SOUTH MELBOURNE VIC 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$270,000

### Median sale price

Median price

\$431,500

Property type

Unit

Suburb

SOUTH MELBOURNE VIC 3205

Period - From

30/03/2020

to

30/03/2021

Source

[www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

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. 602/33 Clarke Street, Southbank Vic 3006	\$273,800	28/03/2021
2. 1110/45 Clarke Street, Southbank Vic 3006	\$279,999	29/03/2021
3. 1108/22 Dorcas Street, Southbank Vic 3006	\$290,000	29/10/2020

This Statement of Information was prepared on:

28/04/2021