

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

1414/52 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

\$300,000

&

\$325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

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

916/338 KINGS WAY SOUTH MELBOURNE VIC 3205	\$347,000	18-Feb-23
1016/338 KINGS WAY SOUTH MELBOURNE VIC 3205	\$315,000	29-Mar-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: 10 August 2023



**Wood
Property**

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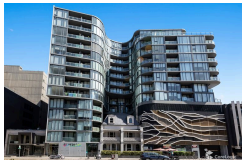


**916/338 KINGS WAY SOUTH
MELBOURNE VIC 3205**

 1  1  1

Sold Price **\$347,000** Sold Date **18-Feb-23**

Distance **0.27km**



**1016/338 KINGS WAY SOUTH
MELBOURNE VIC 3205**

 1  1  1

Sold Price **\$315,000** Sold Date **29-Mar-23**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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