

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

504/85 Market Street, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

South Melbourne

Period - From

01/07/2020

to

30/09/2020

Source

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	Price	Date of sale
1	301/368 Little Collins St MELBOURNE 3000	\$400,000	05/07/2020
2	3/90 Kavanagh St SOUTHBANK 3006	\$390,000	23/06/2020
3	3411/118 Kavanagh St SOUTHBANK 3006	\$372,000	16/10/2020

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 six months.~~

This Statement of Information was prepared on:

09/12/2020 14:57



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$399,000

Median Unit Price

September quarter 2020: \$535,000

Comparable Properties



301/368 Little Collins St MELBOURNE 3000 (REI)

Agent Comments

 1  1  1

Price: \$400,000

Method: Private Sale

Date: 05/07/2020

Rooms: 3

Property Type: Apartment



3/90 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

 1  1  1

Price: \$390,000

Method: Private Sale

Date: 23/06/2020

Property Type: Apartment



3411/118 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

 1  1  -

Price: \$372,000

Method: Private Sale

Date: 16/10/2020

Property Type: Apartment