

## 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

811/60 MARKET STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$185,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 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

208/60 MARKET STREET MELBOURNE VIC 3000	\$180,000	13-Apr-23
1008/60 MARKET STREET MELBOURNE VIC 3000	\$184,000	05-Jul-23
812/60 MARKET STREET MELBOURNE VIC 3000	\$185,000	12-Apr-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: 28 September 2023


**208/60 MARKET STREET  
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price

**\$180,000**

Sold Date

**13-Apr-23**

Distance

**0km**

**1008/60 MARKET STREET  
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price

<sup>RS</sup>  
**\$184,000**

Sold Date

**05-Jul-23**

Distance

**0km**

**812/60 MARKET STREET  
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price

**\$185,000**

Sold Date

**12-Apr-23**

Distance

**0km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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