

## 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

Brand New 2 bedroom, 2 bathroom, 1 car park stunning views 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) (\*Delete single price or range as applicable)

Single Price

\$879,000

or range  
between

&

### 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

1605/41 BANK STREET SOUTH MELBOURNE VIC 3205	\$835,000	18-Jan-23
401/99 PALMERSTON CRESCENT SOUTH MELBOURNE VIC 3205	\$800,500	25-Jun-22
62A NAPIER STREET SOUTH MELBOURNE VIC 3205	\$872,000	28-May-22

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: 09 August 2023



**1605/41 BANK STREET SOUTH  
 MELBOURNE VIC 3205**

 2  2  1

Sold Price **\$835,000** Sold Date **18-Jan-23**

Distance **1.94km**



**401/99 PALMERSTON CRESCENT  
 SOUTH MELBOURNE VIC 3205**

 2  2  1

Sold Price **\$800,500** Sold Date **25-Jun-22**

Distance **1.95km**



**62A NAPIER STREET SOUTH  
 MELBOURNE VIC 3205**

 2  2  1

Sold Price **\$872,000** Sold Date **28-May-22**

Distance **1.83km**

RS = Recent sale      UN = Undisclosed Sale

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