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

407/79 Market Street, South Melbourne Vic 3205

Indicative selling price

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

Single price $530,000

Median sale price

Median price	$665,000	Property Type	Unit	Suburb	South Melbourne
Period - From	01/07/2021	to 30/06/2022		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	408/79 Market St SOUTH MELBOURNE 3205	$590,000	25/04/2022
2	618/85 Market St SOUTH MELBOURNE 3205	$567,500	20/05/2022
3	308/79 Market St SOUTH MELBOURNE 3205	$545,000	14/05/2022

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: 09/08/2022 11:18

407/79 Market Street, South Melbourne Vic 3205

James Hatzolos
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Indicative Selling Price
$530,000
Median Unit Price
Year ending June 2022: $665,000

🛏 **2**   🛁 **1**   🚗 **1**

Property Type: Apartment

Agent Comments

Comparable Properties

408/79 Market St SOUTH MELBOURNE 3205 (VG)

🛏 **2**   🛁 **-**   🚗 **-**

Price: $590,000
Method: Sale
Date: 25/04/2022
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

618/85 Market St SOUTH MELBOURNE 3205 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $567,500
Method: Sold Before Auction
Date: 20/05/2022
Property Type: Apartment

Agent Comments

308/79 Market St SOUTH MELBOURNE 3205 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $545,000
Method: Private Sale
Date: 14/05/2022
Property Type: Apartment

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088