



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

214/85 Market Street, South Melbourne, 3205

Indicative selling price

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

Single price

or range between

\$510,000.00

&

\$550,000.00

Median sale price

Median price

\$615,100.00

Property type

Unit/Apartment

Suburb

SOUTH MELBOURNE

Period - From

Jan 2022

to

Dec 2022

Source

Corelogic

Comparable property sales

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
322/85-87 MARKET STREET SOUTH MELBOURNE VIC 3205	\$550,000.00	19/12/2022
609/85-87 MARKET STREET SOUTH MELBOURNE VIC 3205	\$525,000.00	8/10/2022
407/79 MARKET STREET SOUTH MELBOURNE VIC 3205	\$530,000.00	23/09/2022

This Statement of Information was prepared on: Monday 30th January 2023