

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 522/85 Market Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$550,000 & \$575,000

Median sale price

Median price \$625,000 Property Type Unit Suburb South Melbourne

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

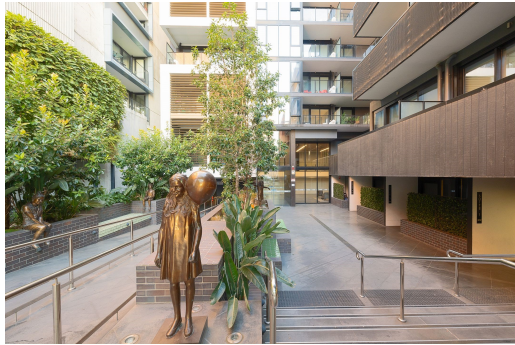
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	704/167 Gladstone St SOUTH MELBOURNE 3205	\$575,000	04/06/2024
2	207/60 Dorcas St SOUTHBANK 3006	\$570,000	23/05/2024
3	516/85 Market St SOUTH MELBOURNE 3205	\$557,500	29/05/2024

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: 08/07/2024 15:25



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$575,000
Median Unit Price
March quarter 2024: \$625,000

Comparable Properties



704/167 Gladstone St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

2 2 1

Price: \$575,000
Method: Private Sale
Date: 04/06/2024
Property Type: Apartment



207/60 Dorcas St SOUTHBANK 3006 (REI) **Agent Comments**

2 2 1

Price: \$570,000
Method: Private Sale
Date: 23/05/2024
Property Type: Apartment



516/85 Market St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

2 1 1

Price: \$557,500
Method: Private Sale
Date: 29/05/2024
Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300