

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

606/79 MARKET STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

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

Single Price

or range
between

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jul 2023

to

30 Jun 2024

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

1201/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	490000	01-Jun-24
1108/28 BANK STREET SOUTH MELBOURNE VIC 3205	606000	06-Feb-24
1001/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	515000	12-Jun-24

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: 19 July 2024

	1201/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	Sold Price	490000	Sold Date	01-Jun-24
		Distance 1.2km			
	1108/28 BANK STREET SOUTH MELBOURNE VIC 3205	Sold Price	606000	Sold Date	06-Feb-24
		Distance 0.97km			
	1001/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	Sold Price	^{RS} 515000 ^{UN}	Sold Date	12-Jun-24
		Distance 1.2km			

RS = Recent sale UN = Undisclosed Sale

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