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 rang betwee		\$520,000	&	\$550,000	
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$591,000	Prop	erty type	Unit		Suburb	South Melbourne	
Period-from	01 Jul 2023	to	30 Jun 2	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



consumer.vic.gov.au

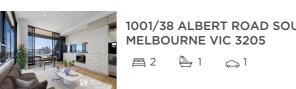


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1201/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205 ☐ 2	Sold Price	490000Sold Date01-Jun-24Distance1.2km
1108/28 BANK STREET SOUTH MELBOURNE VIC 3205 ☐ 2	Sold Price	606000 Sold Date 06-Feb-24 Distance 0.97km
1001/38 ALBERT ROAD SOUTH	Sold Price	^{RS} 515000 ^{UN} Sold Date 12-Jun-24



CONTRACTOR OF THE OWNER			RT ROAD SOUTH /IC 3205	Sold Price	^{RS} 515000	Sold Date	12-Jun-24
	昌 2	1	G 1			Distance	1.2km

RS = Recent sale UN = Undisclosed Sale

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