

# 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

509/69-71 Stead Street, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$400,000

&

\$440,000

### Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

South Melbourne

Period - From

01/07/2019

to

30/09/2019

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 | 1706/568 St Kilda Rd MELBOURNE 3004     | \$448,000 | 03/10/2019   |
| 2 | 510/69-71 Stead St SOUTH MELBOURNE 3205 | \$446,500 | 12/10/2019   |
| 3 | 18/52 Moubray St ALBERT PARK 3206       | \$446,000 | 21/09/2019   |

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:

29/10/2019 09:02



**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

September quarter 2019: \$640,000

## Comparable Properties



**1706/568 St Kilda Rd MELBOURNE 3004 (REI)** **Agent Comments**



**Price:** \$448,000

**Method:** Private Sale

**Date:** 03/10/2019

**Rooms:** 2

**Property Type:** Apartment



**510/69-71 Stead St SOUTH MELBOURNE 3205 (REI)** **Agent Comments**



**Price:** \$446,500

**Method:** Auction Sale

**Date:** 12/10/2019

**Property Type:** Apartment



**18/52 Moubray St ALBERT PARK 3206 (REI/VG)** **Agent Comments**



**Price:** \$446,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** Apartment