

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

329/85 Market Street, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$630,000

Median sale price

Median price

\$693,750

Property Type

Unit

Suburb

South Melbourne

Period - From

01/04/2022

to

30/06/2022

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	3913/151 City Rd SOUTHBANK 3006	\$660,000	03/08/2022
2	2404E/888 Collins St DOCKLANDS 3008	\$658,000	13/07/2022
3	1804/241 City Rd SOUTHBANK 3006	\$645,000	25/06/2022

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:

09/08/2022 12:54

329/85 Market Street, South Melbourne Vic 3205



2 2 1

Property Type: Apartment

Agent Comments

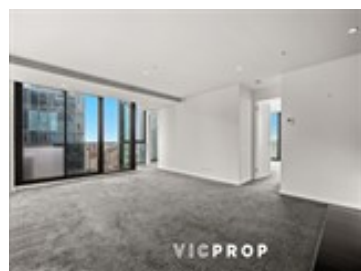
Indicative Selling Price

\$630,000

Median Unit Price

June quarter 2022: \$693,750

Comparable Properties



3913/151 City Rd SOUTHBANK 3006 (REI)

Agent Comments

2 2 1

Price: \$660,000

Method: Private Sale

Date: 03/08/2022

Property Type: Apartment



2404E/888 Collins St DOCKLANDS 3008 (REI)

Agent Comments

2 2 1

Price: \$658,000

Method: Private Sale

Date: 13/07/2022

Property Type: Apartment



1804/241 City Rd SOUTHBANK 3006 (REI)

Agent Comments

2 2 1

Price: \$645,000

Method: Private Sale

Date: 25/06/2022

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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