

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

403/39 PARK 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,999

Property type

Unit

Suburb

South Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

305/39 PARK STREET SOUTH MELBOURNE VIC 3205	\$570,000	21-Sep-22
116/88 PARK STREET SOUTH MELBOURNE VIC 3205	\$635,000	11-Jul-23
808/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$625,000	16-Dec-22

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: 30 November 2023



**305/39 PARK STREET SOUTH
MELBOURNE VIC 3205**

 2  2  1

Sold Price **\$570,000** Sold Date **21-Sep-22**

Distance **0km**



**116/88 PARK STREET SOUTH
MELBOURNE VIC 3205**

 2  2  1

Sold Price **\$635,000** Sold Date **11-Jul-23**

Distance **0.1km**



**808/38 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

 2  2  1

Sold Price **\$625,000** Sold Date **16-Dec-22**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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