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 502/69-71 Stead Street, South Melbourne Vic 3205			
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underquoting			
&	\$390,000		
Median sale price*			
Property Type	S	South Melber	ourne
to	Source		
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.			
ty		Price	Date of sale
1 106/69 Dorcas St SOUTH MELBOURNE 3205		\$390,000	29/05/2024
2 804/67-71 Stead St SOUTH MELBOURNE 3205		\$355,000	29/05/2024
305/211 Dorcas St SOUTH MELBOURNE 3205		\$357,000	19/04/2024
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: 15/10/2024 10:24			
	Property Type Delete A or B below the sold within two ent or agent's representative rean two kilometres of the tement of Information in the sold within two enteres are two kilometres of the tement of Information in the sold within two enteres are two kilometres of the tement of Information in the sold within two enteres are two kilometres of the tement of Information in the sold within two enteres are two kilometres of the tement of Information in the sold within two enteres are two kilometres of the tement of Information in the sold within two enteres are two kilometres of the tement of Information in the sold within two enteres are two kilometres of the tement of Information in the sold within two enteres are two kilometres are two kilometre	2 Source	1 Stead Street, South Melbourne Vic 3205 consumer.vic.gov.au/underquoting & \$390,000 Property Type Suburb South Melbour Source Delete A or B below as applicable) In the sold within two kilometres of the property for sale in ent or agent's representative considers to be most computy Price MELBOURNE 3205 \$390,000 I MELBOURNE 3205 \$355,000 MELBOURNE 3205 \$357,000 I's representative reasonably believes that fewer than three in two kilometres of the property for sale in the last six means the last six means the sale in the sale in the last six means the sale in the sal



When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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> Indicative Selling Price \$360,000 - \$390,000 No median price available





Property Type: Apartment Land Size: 50sqm approx. Internal

sqm approx

Agent Comments

Comparable Properties



106/69 Dorcas St SOUTH MELBOURNE 3205

(REI/VG)

1



Price: \$390,000 Method: Private Sale Date: 29/05/2024

Property Type: Apartment

Agent Comments

Agent Comments



804/67-71 Stead St SOUTH MELBOURNE 3205 Agent Comments

(REI)





Price: \$355,000 Method: Private Sale Date: 29/05/2024

Property Type: Apartment



305/211 Dorcas St SOUTH MELBOURNE 3205

(REI/VG)

1

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Price: \$357,000 **Method:** Private Sale **Date:** 19/04/2024

Property Type: Apartment

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