

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$360,000 & \$390,000

### Median sale price\*

Median price Property Type Suburb South Melbourne

Period - From 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.

	Address of comparable property	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
3	305/211 Dorcas St SOUTH MELBOURNE 3205	\$357,000	19/04/2024

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: 15/10/2024 10:24

\* 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.



**Property Type:** Apartment

**Land Size:** 50sqm approx. Internal sqm approx

Agent Comments

## Comparable Properties



**106/69 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments



**Price:** \$390,000

**Method:** Private Sale

**Date:** 29/05/2024

**Property Type:** Apartment



**804/67-71 Stead St SOUTH MELBOURNE 3205 (REI)**

Agent Comments



**Price:** \$355,000

**Method:** Private Sale

**Date:** 29/05/2024

**Property Type:** Apartment



**305/211 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments



**Price:** \$357,000

**Method:** Private Sale

**Date:** 19/04/2024

**Property Type:** Apartment