

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 804/69-71 Stead Street, South Melbourne 3205

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$360,000

## Median sale price

Median price \$625,000 Property type Apartment Suburb South Melbourne

Period - From 01/01/2024 to 31/03/2024 Source REIV

## Comparable property sales

**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
508/67 Stead Street South Melbourne 3205	\$360,000	05/02/2024
303/67 Stead Street South Melbourne 3205	\$370,000	25/12/2023
604/144 Clarendon Street Southbank 3006	\$370,000	26/04/2024

This Statement of Information was prepared on: 24/04/2024