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	2402/60 Market Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$630.000	&	\$680,000
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Median sale price

Median price	\$485,000	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	01/04/2023	to	30/06/2023		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

Add	dress of comparable property	Price	Date of sale
1	133/22 Kavanagh St SOUTHBANK 3006	\$650,000	23/07/2023
2	112/668 Bourke St MELBOURNE 3000	\$630,588	09/05/2023
3	3810/200 Spencer St MELBOURNE 3000	\$630,000	13/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/10/2023 15:41





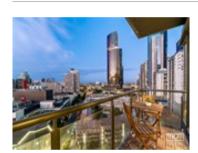




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$630,000 - \$680,000 Median Unit Price June quarter 2023: \$485,000

Comparable Properties



133/22 Kavanagh St SOUTHBANK 3006 (REI)

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Price: \$650,000 Method: Private Sale Date: 23/07/2023

Property Type: Apartment



112/668 Bourke St MELBOURNE 3000 (REI/VG) Agent Comments

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Price: \$630,588 Method: Private Sale Date: 09/05/2023

Property Type: Apartment



3810/200 Spencer St MELBOURNE 3000

(REI/VG)

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Price: \$630,000 Method: Private Sale Date: 13/08/2023

Rooms: 3

Property Type: Apartment

Agent Comments

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



