# 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

1714/60 Market Street, Melbourne Vic 3000

## Indicative selling price

|                         |                        | , ,             |         |
|-------------------------|------------------------|-----------------|---------|
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Single price \$268,000

#### Median sale price

| Median price  | \$509,000  | Pro | perty Type Unit | t   | Sı      | uburb | Melbourne |
|---------------|------------|-----|-----------------|-----|---------|-------|-----------|
| Period - From | 01/07/2024 | to  | 30/09/2024      | Sou | urce RE | EIV   |           |

## 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.

| Ad | dress of comparable property               | Price     | Date of sale |
|----|--|-----------|--------------|
| 1  | 1007/318 Little Lonsdale St MELBOURNE 3000 | \$270,000 | 07/05/2024   |
| 2  | 1701/60 Market St MELBOURNE 3000           | \$280,000 | 02/05/2024   |
| 3  | 1801/557 Little Lonsdale St MELBOURNE 3000 | \$283,000 | 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:

08/01/2025 14:10



# **Dingle Partners**





Property Type: Apartment Agent Comments

**Indicative Selling Price** \$268,000 **Median Unit Price** September guarter 2024: \$509,000

# **Comparable Properties**



1007/318 Little Lonsdale St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$270,000 Method: Private Sale Date: 07/05/2024 Property Type: Apartment



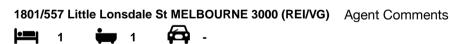
1701/60 Market St MELBOURNE 3000 (REI/VG)

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Agent Comments



Property Type: Apartment Land Size: 1074 sqm approx



Price: \$283,000 Method: Private Sale Date: 19/04/2024 Property Type: Unit

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



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