

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	905/52 Park Street, South Melbourne Vic 3205
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Indicative selling price

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

Range between &

Median sale price

Median price	\$655,000	House		Unit	X	Suburb	South Melbourne
Period - From	01/01/2018	to	31/12/2018	Source	REIV		

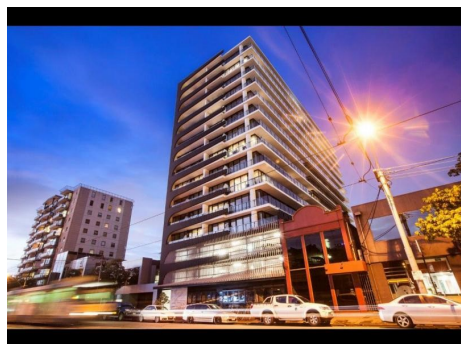
Comparable property sales (*Delete A or B below as applicable)

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	Price	Date of sale
1	1408/39 Coventry St SOUTHBANK 3006	\$490,000	03/10/2018
2	1108/470 St Kilda Rd MELBOURNE 3004	\$482,000	29/10/2018
3	504/39 Queen St MELBOURNE 3000	\$462,000	26/11/2018

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.



 2  2  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties

1408/39 Coventry St SOUTHBANK 3006 (VG)

Agent Comments

 2  -  -

Price: \$490,000

Method: Sale

Date: 03/10/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



1108/470 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 2  1  1

Price: \$482,000

Method: Private Sale

Date: 29/10/2018

Rooms: -

Property Type: Apartment

504/39 Queen St MELBOURNE 3000 (REI)

Agent Comments

 2  1  -

Price: \$462,000

Method: Private Sale

Date: 26/11/2018

Rooms: 3

Property Type: Apartment