

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

609/85 Market Street, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$530,000

Median sale price

Median price

\$665,000

Property Type

Unit

Suburb

South Melbourne

Period - From

01/07/2021

to

30/06/2022

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	618/85 Market St, South Melbourne, Vic 3205, Australia	\$567,500	20/05/2022
2	3/67 Whiteman St SOUTHBANK 3006	\$538,000	27/08/2022
3	709/85 Market St SOUTH MELBOURNE 3205	\$500,000	09/08/2022

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:

19/09/2022 12:35



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$530,000

Median Unit Price

Year ending June 2022: \$665,000

Comparable Properties

618/85 Market St, South Melbourne, Vic 3205, Australia (REI) **Agent Comments**

 2  1  1

Price: \$567,500

Method:

Date: 20/05/2022

Property Type: Apartment



3/67 Whiteman St SOUTHBANK 3006 (REI) **Agent Comments**

 2  1  1

Price: \$538,000

Method: Private Sale

Date: 27/08/2022

Property Type: Apartment



709/85 Market St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

 2  1  1

Price: \$500,000

Method: Private Sale

Date: 09/08/2022

Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300