

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

312/52 PARK STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

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

Single Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

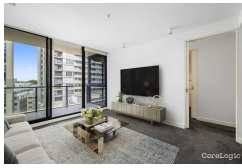
Date of sale

1212/39 COVENTRY STREET SOUTHBANK VIC 3006	\$490,000	25-Nov-23
511/39 COVENTRY STREET SOUTHBANK VIC 3006	\$507,500	15-Oct-23
308/60 DORCAS STREET SOUTHBANK VIC 3006	\$515,000	20-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 21 February 2024



1212/39 COVENTRY STREET SOUTHBANK VIC 3006

2 1 1

Sold Price

^{RS} **\$490,000** Sold Date **25-Nov-23**

Distance **0.36km**



511/39 COVENTRY STREET SOUTHBANK VIC 3006

2 1 1

Sold Price

\$507,500 Sold Date **15-Oct-23**

Distance **0.36km**



308/60 DORCAS STREET SOUTHBANK VIC 3006

2 1 1

Sold Price

\$515,000 Sold Date **20-Oct-23**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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