

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

901/67-71 STEAD 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

\$950,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,999

Property type

Unit

Suburb

South Melbourne

Period-from

01 Sep 2022

to

31 Aug 2023

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

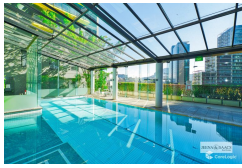
Date of sale

340/183 CITY ROAD SOUTHBANK VIC 3006	\$900,000	28-Jun-23
42/106 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$905,000	02-Apr-23
19 MILES STREET SOUTHBANK VIC 3006	\$945,000	29-Jul-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: 25 September 2023



**340/183 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$900,000

Sold Date

28-Jun-23

 2

 2

 2

Distance

1.37km



**42/106 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006**

Sold Price

\$905,000

Sold Date

02-Apr-23

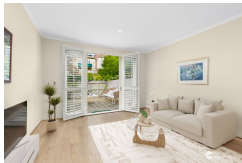
 3

 1

 1

Distance

1.38km



**19 MILES STREET SOUTHBANK VIC
3006**

Sold Price

^{RS} **\$945,000**

Sold Date

29-Jul-23

 2

 1

 1

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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