

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

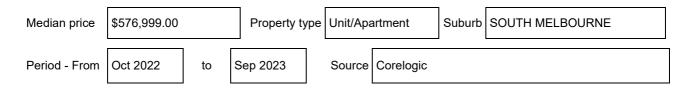
Property offered for sale

Address Including suburb and postcode

Indicative selling price

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

Median sale price



Comparable property sales

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
41/63 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$630,000.00	27/07/2023
101/109-111 YORK STREET SOUTH MELBOURNE VIC 3205	\$620,000.00	5/07/2023
401/79 MARKET STREET SOUTH MELBOURNE VIC 3205	\$630,000.00	9/09/2023

This Statement of Information was prepared on: Tuesday 24th October 2023

