

# 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 1805/37-45 Park Street, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$750,000

### Median sale price

Median price \$629,000 Property Type Unit Suburb South Melbourne

Period - From 31/01/2023 to 30/01/2024 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	2705/38 Albert Rd SOUTH MELBOURNE 3205	\$775,000	26/10/2023
2	1903/50 Albert Rd SOUTH MELBOURNE 3205	\$730,000	14/09/2023
3	804/14 Queens Rd MELBOURNE 3004	\$725,000	16/11/2023

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: 31/01/2024 09:51

1805/37-45 Park Street, South Melbourne Vic 3205



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2   2   1

**Property Type:** Apartment (Res)

Agent Comments

**Indicative Selling Price**

\$750,000

**Median Unit Price**

31/01/2023 - 30/01/2024: \$629,000

## Comparable Properties



**2705/38 Albert Rd SOUTH MELBOURNE 3205**   Agent Comments  
(REI/VG)

2   2   1

**Price:** \$775,000

**Method:** Private Sale

**Date:** 26/10/2023

**Property Type:** Apartment



**1903/50 Albert Rd SOUTH MELBOURNE 3205**   Agent Comments  
(REI/VG)

2   2   1

**Price:** \$730,000

**Method:** Private Sale

**Date:** 14/09/2023

**Property Type:** Apartment



**804/14 Queens Rd MELBOURNE 3004 (REI)**   Agent Comments

2   2   1

**Price:** \$725,000

**Method:** Private Sale

**Date:** 16/11/2023

**Property Type:** Apartment

Account - D PROPERTY PTY LTD | P: 03 9017 3444



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