

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

212/60 MARKET STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

\$195,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

810/60 MARKET STREET MELBOURNE VIC 3000	\$182,500	18-Feb-23
1303/60 MARKET STREET MELBOURNE VIC 3000	\$190,000	20-Mar-24
1314/60 MARKET STREET MELBOURNE VIC 3000	\$190,000	07-Aug-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: 26 June 2024



**810/60 MARKET STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$182,500** Sold Date **18-Feb-23**

Distance **0km**

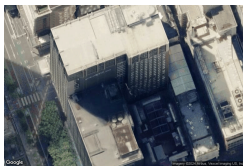


**1303/60 MARKET STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$190,000** Sold Date **20-Mar-24**

Distance **0km**



**1314/60 MARKET STREET
MELBOURNE VIC 3000**

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Sold Price Sold Date **07-Aug-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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