

# 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 309/85 Market 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)

Range between \$560,000 & \$590,000

### Median sale price

Median price \$632,500 Property Type Unit Suburb South Melbourne

Period - From 01/07/2023 to 30/09/2023 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	605/79 Market St SOUTH MELBOURNE 3205	\$615,000	06/10/2023
2	119/85 Market St SOUTH MELBOURNE 3205	\$600,000	06/07/2023
3	507/85 Market St SOUTH MELBOURNE 3205	\$590,000	21/06/2023

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: 19/10/2023 12:48



Property Type: Apartment

Agent Comments

## Comparable Properties



605/79 Market St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 06/10/2023

Property Type: Apartment



119/85 Market St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 06/07/2023

Property Type: Apartment



507/85 Market St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 21/06/2023

Property Type: Apartment

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