

# 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 329/85 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)

Single price \$680,000

### Median sale price

Median price \$640,000 Property Type Unit Suburb South Melbourne

Period - From 11/04/2023 to 10/04/2024 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	420/85 Market St SOUTH MELBOURNE 3205	\$710,000	17/02/2024
2			
3			

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: 11/04/2024 14:35

329/85 Market Street, South Melbourne Vic 3205

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2 2 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$680,000  
**Median Unit Price**  
11/04/2023 - 10/04/2024: \$640,000

## Comparable Properties



**420/85 Market St SOUTH MELBOURNE 3205 (REI/VG)** **Agent Comments**

2 2 1

**Price:** \$710,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** Apartment

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.

**Account - Chisholm & Gamon** | P: 03 9646 4444 | F: 03 9646 3311



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