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

420/85 Market Street, South Melbourne Vic 3205

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$680,000		&		\$730,000			
Median sale p	rice							
Median price	\$625,000	Pro	operty Type	Unit			Suburb	South Melbourne
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1903/50 Albert Rd SOUTH MELBOURNE 3205	\$730,000	14/09/2023
2	82/39 Dorcas St SOUTH MELBOURNE 3205	\$700,000	02/12/2023
3	30a Napier St SOUTH MELBOURNE 3205	\$665,000	29/08/2023

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:

24/01/2024 10:08







Property Type: Strata Unit/Flat **Land Size:** 69 sqm approx Agent Comments Indicative Selling Price \$680,000 - \$730,000 Median Unit Price December quarter 2023: \$625,000

Comparable Properties



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



Price: \$730,000 Method: Private Sale Date: 14/09/2023 Property Type: Apartment

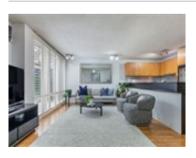


82/39 Dorcas St SOUTH MELBOURNE 3205 Agent Comments (REI)



Price: \$700,000 Method: Private Sale Date: 02/12/2023

Property Type: Apartment



30a Napier St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$665,000 Method: Private Sale Date: 29/08/2023 Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



propertydata

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