

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 522/85 Market Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$625,000 Property Type Unit Suburb South Melbourne

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

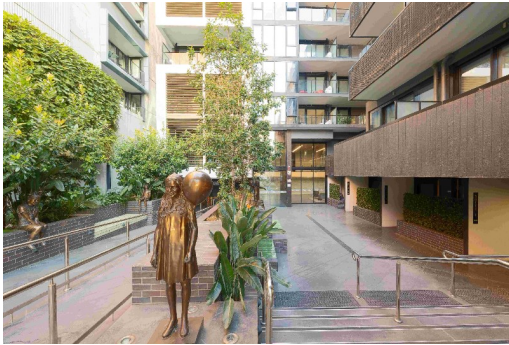
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	405/79 Market St SOUTH MELBOURNE 3205	\$625,000	05/12/2023
2	508/79 Market St SOUTH MELBOURNE 3205	\$620,000	03/02/2024
3	309/85 Market St SOUTH MELBOURNE 3205	\$610,000	11/11/2023

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: 08/05/2024 12:41



Property Type: Apartment

Agent Comments

Comparable Properties



405/79 Market St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 05/12/2023

Property Type: Apartment



508/79 Market St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 03/02/2024

Property Type: Apartment



309/85 Market St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$610,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Unit