

# 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

713/29 Market Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$450,000 Property Type Unit Suburb 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	10/114 Hardware St MELBOURNE 3000	\$680,000	09/08/2023
2	1702/464 Collins St MELBOURNE 3000	\$680,000	31/07/2023
3	705/336 Russell St MELBOURNE 3000	\$663,500	31/08/2023

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:

24/10/2023 15:42



**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**

\$650,000 - \$700,000

**Median Unit Price**

September quarter 2023: \$450,000

## Comparable Properties



**10/114 Hardware St MELBOURNE 3000 (VG)**

Agent Comments



**Price:** \$680,000

**Method:** Sale

**Date:** 09/08/2023

**Property Type:** Flat/Unit/Apartment (Res)



**1702/464 Collins St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$680,000

**Method:** Private Sale

**Date:** 31/07/2023

**Property Type:** Apartment



**705/336 Russell St MELBOURNE 3000 (VG)**

Agent Comments



**Price:** \$663,500

**Method:** Sale

**Date:** 31/08/2023

**Property Type:** Flat/Unit/Apartment (Res)

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