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 | cons | sumer.vic.go | v.au/ | underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|-----------|
| Range betweer | \$650,000 | | & | | \$700,000 | | | |
| Median sale pi | rice | | | | | | | |
| Median price | \$450,000 | Pro | operty Type | Unit | | | Suburb | Melbourne |
| Period - From | 01/07/2023 | to | 30/09/2023 | | 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.

| Ade | dress 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



713/29 Market Street, Melbourne Vic 3000

Dingle Partners





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)

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



propertydata

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