

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 804/69-71 Stead Street, South Melbourne 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$360,000

Median sale price

Median price \$625,000 Property type Apartment 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
508/67 Stead Street South Melbourne 3205	\$360,000	05/02/2024
303/67 Stead Street South Melbourne 3205	\$370,000	25/12/2023
709/67 Stead Street South Melbourne 3205	\$389,000	10/11/2023

This Statement of Information was prepared on: 24/04/2024