

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 307/165-167 Gladstone Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$585,000 & \$625,000

Median sale price

Median price \$612,000 Property Type Unit Suburb South Melbourne

Period - From 01/10/2019 to 31/12/2019 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	409/85 Market St SOUTH MELBOURNE 3205	\$630,000	14/11/2019
2	3504/241-243 City Rd SOUTHBANK 3006	\$615,000	07/12/2019
3	1903/22 Dorcas St SOUTHBANK 3006	\$595,000	28/10/2019

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: 30/01/2020 12:18



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$585,000 - \$625,000

Median Unit Price

December quarter 2019: \$612,000

Comparable Properties



409/85 Market St SOUTH MELBOURNE 3205 **Agent Comments**
(REI/VG)

2 1 1

Price: \$630,000

Method: Private Sale

Date: 14/11/2019

Property Type: Apartment



3504/241-243 City Rd SOUTHBANK 3006 (REI) **Agent Comments**

2 2 1

Price: \$615,000

Method: Private Sale

Date: 07/12/2019

Rooms: 4

Property Type: Apartment



1903/22 Dorcas St SOUTHBANK 3006 (REI/VG) **Agent Comments**

2 2 2

Price: \$595,000

Method: Private Sale

Date: 28/10/2019

Property Type: Apartment