

Statement of Information



Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale:

Address APARTMENTS 301-1405/39 PARK STREET, SOUTH MELBOURNE VIC 3205

Indicative selling prices:

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

Unit type or class		Lower price		Higher price
1 BED 1 BATH APARTMENTS	Range between	\$500,000	&	\$550,000
2 BED 2 BATH APARTMENTS	Range between	\$700,000	&	\$770,000

Suburb median sale price:

Median price	\$611,000	Property type	UNITS	Suburb	SOUTH MELBOURNE VIC 3205
Period - From	23/06/2021	To	23/06/2022	Source	www.realestate.com.au

Comparable property sales

Unit type or class	Address of comparable unit	Price	Date of sale
1 BED 1 BATH APARTMENTS	1/24-30 RAGLAN STREET, SOUTH MELBOURNE VIC 3205	\$505,000	28/05/2022
	73/431 ST KILDA ROAD, MELBOURNE VIC 3004	\$510,500	29/05/2022
	16/123 MILLSWYN STREET, SOUTH YARRA VIC 3141	\$550,000	21/02/2022

Unit type or class	Address of comparable unit	Price	Date of sale
2 BED 2 BATH APARTMENTS	1708/38 ALBERT ROAD, SOUTH MELBOURNE VIC 3205	\$700,000	04/04/2022
	1405/38 BANK STREET, SOUTH MELBOURNE VIC 3205	\$705,000	29/03/2022
	1104/60 DORCAS STREET, SOUTHBANK VIC 3006	\$710,000	14/02/2022

This Statement of Information was prepared on:

23/06/2022