Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and	308/79 Market Street, South Melbourne Vic 3205
postcode	

Indicative selling price

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

Range between \$590,000 & \$649,000	Range between	\$590,000	&	\$649,000
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Median sale price

Median price	\$620,000	Pro	perty Type	Unit		Suburb	South Melbourne
Period - From	01/07/2018	to	30/06/2019		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

Add	dress of comparable property	Price	Date of sale
1	193/79 Whiteman St SOUTHBANK 3006	\$642,500	31/07/2019
2	316/1 Danks St PORT MELBOURNE 3207	\$640,000	01/07/2019
3	605/79 Market St SOUTH MELBOURNE 3205	\$603,000	29/06/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/10/2019 09:07





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> **Indicative Selling Price** \$590,000 - \$649,000 **Median Unit Price**

Year ending June 2019: \$620,000





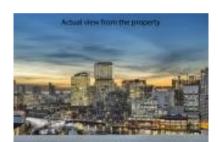


Property Type: Strata Unit/Flat Land Size: Internal 64 (Approx)

sqm approx Agent Comments

Step into the ultimate lifestyle location! Positioned metres to South Melbourne Central and seconds to the market, this sleek & stylish two-bedroom apartment dishes up an enviable carefree lifestyle. Nestled within 'The Walker', accommodation includes an open plan living/meals area, smartly-appointed kitchen & private balcony. With a chic bathroom, Euro laundry, split system, video intercom plus parking and access to a sensational rooftop terrace.

Comparable Properties



193/79 Whiteman St SOUTHBANK 3006

(REI/VG)

Price: \$642.500 Method: Auction Sale Date: 31/07/2019

Rooms: 3

Property Type: Apartment Land Size: 2637 sqm approx **Agent Comments**



316/1 Danks St PORT MELBOURNE 3207

(REI/VG)





Price: \$640,000 Method: Private Sale Date: 01/07/2019

Property Type: Apartment

Agent Comments



605/79 Market St SOUTH MELBOURNE 3205

(REI/VG)

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Price: \$603,000 Method: Private Sale Date: 29/06/2019

Property Type: Apartment

Agent Comments

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