

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 308/79 Market Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$620,000 Property 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	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 comparable properties 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



Property Type: Strata Unit/Flat

Land Size: Internal 64 (Approx)
sqm approx

Agent Comments

Indicative Selling Price

\$590,000 - \$649,000

Median Unit Price

Year ending June 2019: \$620,000

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)

Agent Comments



Price: \$642,500

Method: Auction Sale

Date: 31/07/2019

Rooms: 3

Property Type: Apartment

Land Size: 2637 sqm approx



316/1 Danks St PORT MELBOURNE 3207
(REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 01/07/2019

Property Type: Apartment



605/79 Market St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments



Price: \$603,000

Method: Private Sale

Date: 29/06/2019

Property Type: Apartment