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

125 Park Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$650,000		&		\$700,000					
Median sale p	rice									
Median price	\$600,000	Pro	operty Type	Unit			Suburb	South Melbourne		
Period - From	01/04/2022	to	31/03/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	60 Napier St SOUTH MELBOURNE 3205	\$677,000	13/05/2023
2	121 Park St SOUTH MELBOURNE 3205	\$650,000	10/03/2023
3			

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:

01/06/2023 18:05



🗂 MARSHALLWHITE





Property Type: Apartment Agent Comments Matthew Grima 9832 1167 0403 438 601 matthew.grima@marshallwhite.com.au

> Indicative Selling Price \$650,000 - \$700,000 Median Unit Price Year ending March 2023: \$600,000

Comparable Properties



60 Napier St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$677,000 Method: Auction Sale Date: 13/05/2023 Property Type: Unit

121 Park St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments



Price: \$650,000 Method: Private Sale Date: 10/03/2023 Rooms: 3 Property Type: Studio Apartment

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.

Account - Marshall White | P: 03 9822 9999

propertyd



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.