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	602/67-71 STEAD STREET SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$370,000	&	$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	South Melbourne
Period-from	01 Mar 2023	to	29 Feb 2024	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

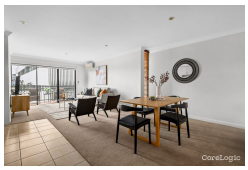
Address of comparable property	Price	Date of sale
709/67-71 STEAD STREET SOUTH MELBOURNE VIC 3205	$389,000	10-Nov-23
2002/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	$392,500	26-Sep-23
907/38 BANK STREET SOUTH MELBOURNE VIC 3205	$400,000	03-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 26 March 2024

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709/67-71 STEAD STREET SOUTH MELBOURNE VIC 3205

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Sold Price RS **$389,000** Sold Date **10-Nov-23**

Distance **0.01km**



2002/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205

1 1 -

Sold Price **$392,500** Sold Date **26-Sep-23**

Distance **0.26km**



907/38 BANK STREET SOUTH MELBOURNE VIC 3205

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Sold Price **$400,000** Sold Date **03-Oct-23**

Distance **0.45km**

RS = Recent sale **UN** = Undisclosed Sale

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