

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

1801/39 Park Street, South Melbourne, VIC 3205

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

South melbourne

Period - From

06/06/2024

to

05/12/2024

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 1410/ 576-578 St Kilda Rd, Melbourne Vic	\$1,160,000	05/10/2024
2 72/ 1 Sandilands St, South Melbourne Vic	\$1,030,000	27/06/2024
3 30/ 70 Albert Rd, South Melbourne Vic	\$990,000	11/06/2024

This Statement of Information was prepared on:

06/12/2024