

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

105/58 Stead Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$690,000 & \$759,000

Median sale price

Median price \$632,500 Property Type Unit Suburb South Melbourne

Period - From 01/07/2023 to 30/09/2023 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	315/38 Bank St SOUTH MELBOURNE 3205	\$711,500	07/07/2023
2	118/63 Dorcas St SOUTH MELBOURNE 3205	\$700,000	10/07/2023
3	1703/56 Dorcas St SOUTHBANK 3006	\$690,000	30/08/2023

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:

14/12/2023 16:44



2 2 1

Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$759,000

Median Unit Price
September quarter 2023: \$632,500

Comparable Properties



315/38 Bank St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 2 1

Price: \$711,500
Method: Private Sale
Date: 07/07/2023
Property Type: Apartment



118/63 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 2 1

Price: \$700,000
Method: Private Sale
Date: 10/07/2023
Property Type: Apartment



1703/56 Dorcas St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$690,000
Method: Private Sale
Date: 30/08/2023
Property Type: Apartment

Account - Cayzer | P: 03 9699 5999



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