

# 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 G01/58 Stead Street, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$450,000

### Median sale price

Median price \$625,000 Property Type Unit Suburb South Melbourne

Period - From 01/01/2024 to 31/03/2024 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	105/74 Eastern Rd SOUTH MELBOURNE 3205	\$490,000	01/03/2024
2	102/244 Dorcas St SOUTH MELBOURNE 3205	\$540,000	19/04/2024
3	403/67-71 Stead St SOUTH MELBOURNE 3205	\$451,000	20/04/2024

**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: 14/05/2024 14:51



1 1 1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$430,000 - \$450,000  
**Median Unit Price**  
March quarter 2024: \$625,000

## Comparable Properties

**105/74 Eastern Rd SOUTH MELBOURNE 3205** **Agent Comments**  
(REI)

1 1 1

**Price:** \$490,000  
**Method:**  
**Date:** 01/03/2024  
**Property Type:** Unit



**102/244 Dorcas St SOUTH MELBOURNE 3205** **Agent Comments**  
(REI)

1 1 1

**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 19/04/2024  
**Property Type:** Apartment



**403/67-71 Stead St SOUTH MELBOURNE 3205** **Agent Comments**  
(REI)

1 1 1

**Price:** \$451,000  
**Method:** Private Sale  
**Date:** 20/04/2024  
**Property Type:** Unit

**Account - Cayzer | P: 03 9646 0812**



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