

## 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

502/52 Park 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) (\*Delete single price or range as applicable)

Single Price

\$450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Dec 2018

to

30 Nov 2019

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

410/338 Kings Way South Melbourne VIC 3205	\$455,000	16-Jun-19
517/22 Dorcas Street Southbank VIC 3006	\$460,000	13-Nov-19
717/22 Dorcas Street Southbank VIC 3006	\$450,000	10-Jun-19

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: 01 December 2019



**410/338 Kings Way South  
Melbourne VIC 3205**

2 1 1

Sold Price **\$455,000** Sold Date **16-Jun-19**

Distance **0.27km**



**517/22 Dorcas Street Southbank  
VIC 3006**

2 1 1

Sold Price **\$460,000** Sold Date **13-Nov-19**

Distance **0.31km**



**717/22 Dorcas Street Southbank  
VIC 3006**

2 1 1

Sold Price **\$450,000** Sold Date **10-Jun-19**

Distance **0.31km**

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

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