

## 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

\$430,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Oct 2021

to

30 Sep 2022

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

815/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$430,000	20-Aug-22
303/70 DORCAS STREET SOUTHBANK VIC 3006	\$450,000	29-May-22
2201/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$470,000	26-Sep-22

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: 20 October 2022



**815/52 PARK STREET SOUTH  
MELBOURNE VIC 3205**

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Sold Price **\$430,000** Sold Date **20-Aug-22**

Distance **0km**

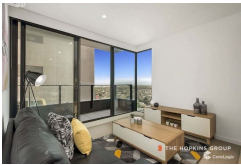


**303/70 DORCAS STREET  
SOUTHBANK VIC 3006**

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Sold Price **\$450,000** Sold Date **29-May-22**

Distance **0.27km**



**2201/50 ALBERT ROAD SOUTH  
MELBOURNE VIC 3205**

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Sold Price <sup>RS</sup> **\$470,000** Sold Date **26-Sep-22**

Distance **0.23km**

RS = Recent sale      UN = Undisclosed Sale

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