

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

101/58 Stead Street South Melbourne VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,400

Property type

Unit

Suburb

South Melbourne

Period-from

01 Nov 2019

to

31 Oct 2020

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

402/97 Palmerston Crescent South Melbourne VIC 3205	\$565,000	13-Oct-20
306/65 Coventry Street Southbank VIC 3006	\$505,000	25-Jun-20
23/100 Kavanagh Street Southbank VIC 3006	\$520,000	20-Oct-20

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: 18 November 2020



**402/97 Palmerston Crescent South
Melbourne VIC 3205**

Sold Price

^{RS} **\$565,000** ^{UN}

Sold Date

13-Oct-20

 1  1  1

Distance

0.11km



**306/65 Coventry Street Southbank
VIC 3006**

Sold Price

\$505,000

Sold Date

25-Jun-20

 2  2  1

Distance

0.64km



**23/100 Kavanagh Street Southbank
VIC 3006**

Sold Price

^{RS} **\$520,000**

Sold Date

20-Oct-20

 2  1  1

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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