

# RT Edgar

## STATEMENT OF INFORMATION

12 September 2019

### Property offered for sale

510/69-71 Stead Street, South Melbourne

### Indicative selling price

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

Range  
between \$420,000 & \$460,000

### Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$682.500	House	Unit	x	Suburb	South Melbourne
Period - From	01/04/2019	to	30/06/2019	Source	PDOL	

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Albert Park consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 2606/60 Kavanagh Street, Southbank	\$459,000	17/04/2019
<b>2</b> 1907/38 Albert Road, South Melbourne	\$453,000	09/04/2019
<b>3</b> 1205/35 Albert Road, Melbourne	\$450,000	12/03/2019