

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

606/79 MARKET 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Jun 2022

to

31 May 2023

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

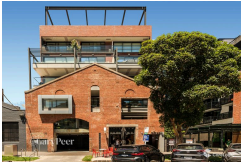
Date of sale

604/79 MARKET STREET SOUTH MELBOURNE VIC 3205	\$576,000	04-Mar-23
702/79 MARKET STREET SOUTH MELBOURNE VIC 3205	\$587,000	07-Mar-23
406/21 THISTLETHWAITE STREET SOUTH MELBOURNE VIC 3205	\$640,000	08-Feb-23

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: 10 June 2023



**604/79 MARKET STREET SOUTH
MELBOURNE VIC 3205**

 2  1  1

Sold Price **\$576,000** Sold Date **04-Mar-23**

Distance **0km**

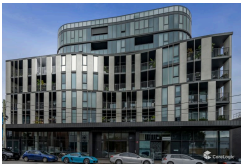


**702/79 MARKET STREET SOUTH
MELBOURNE VIC 3205**

 2  1  1

Sold Price **\$587,000** Sold Date **07-Mar-23**

Distance **0km**



**406/21 THISTLETHWAITE STREET
SOUTH MELBOURNE VIC 3205**

 2  1  1

Sold Price **\$640,000** Sold Date **08-Feb-23**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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