

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

1406/89 Gladstone Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$610,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

South Melbourne

Period - From

16/02/2019

to

15/02/2020

Source

REIV

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 six 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
1	409/85 Market St SOUTH MELBOURNE 3205	\$630,000	14/11/2019
2	21/334 Princes St PORT MELBOURNE 3207	\$618,000	12/10/2019
3	504/60 Siddeley St DOCKLANDS 3008	\$600,000	29/11/2019

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 six months.~~

This Statement of Information was prepared on:

16/02/2020 17:14

1406/89 Gladstone Street, South Melbourne Vic 3205



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$610,000

Median Unit Price
16/02/2019 - 15/02/2020: \$600,000

Comparable Properties



409/85 Market St SOUTH MELBOURNE 3205 (REI/VG) **Agent Comments**



Price: \$630,000
Method: Private Sale
Date: 14/11/2019
Property Type: Apartment



21/334 Princes St PORT MELBOURNE 3207 (REI/VG) **Agent Comments**



Price: \$618,000
Method: Auction Sale
Date: 12/10/2019
Property Type: Apartment



504/60 Siddeley St DOCKLANDS 3008 (REI) **Agent Comments**



Price: \$600,000
Method: Private Sale
Date: 29/11/2019
Property Type: Apartment

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.