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<br>Including suburb and postcode | 6A/66 Montague 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 | $700,000 | & | $750,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $605,444 | Property type | Unit | Suburb | South Melbourne |
| Period-from | 01 Oct 2020 | to | 30 Sep 2021 | 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 |
|---|---|---|
| 13/66 Montague Street South Melbourne VIC 3205 | $676,500 | 30-Apr-21 |
| 38 Miles Street Southbank VIC 3006 | $812,000 | 04-Jun-21 |
| 5/50 Johnston Street Port Melbourne VIC 3207 | $730,000 | 23-Jun-21 |

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: 13 October 2021

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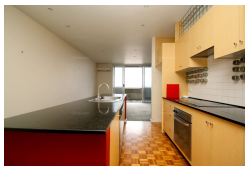

**13/66 Montague Street South Melbourne VIC 3205**

2 1 1

Sold Price **$676,500** Sold Date **30-Apr-21**

Distance **-**



**38 Miles Street Southbank VIC 3006**

2 1 1

Sold Price **$812,000** Sold Date **04-Jun-21**

Distance **1.61km**



**5/50 Johnston Street Port Melbourne VIC 3207**

2 1 1

Sold Price **$730,000** Sold Date **23-Jun-21**

Distance **1.66km**

**RS** = Recent sale **UN** = Undisclosed Sale

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