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	2/11 ANDERSON 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	$389,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	South Melbourne
Period-from	01 Aug 2021	to	31 Jul 2022	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.

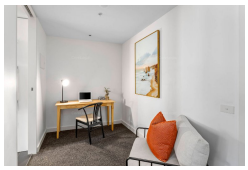
Address of comparable property	Price	Date of sale
417/39 COVENTRY STREET SOUTHBANK VIC 3006	$355,000	17-Feb-22
2201/241-243 CITY ROAD SOUTHBANK VIC 3006	$390,000	21-Mar-22
2008/1-13 BALSTON STREET SOUTHBANK VIC 3006	$355,000	23-Mar-22

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: 05 August 2022

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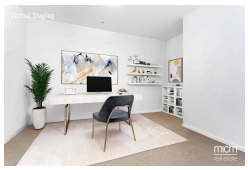


417/39 COVENTRY STREET SOUTHBANK VIC 3006

1 1 -

Sold Price **$355,000** Sold Date **17-Feb-22**

Distance **1.43km**



2201/241-243 CITY ROAD SOUTHBANK VIC 3006

1 1 -

Sold Price **$390,000** Sold Date **21-Mar-22**

Distance **1.54km**



2008/1-13 BALSTON STREET SOUTHBANK VIC 3006

1 1 -

Sold Price **$355,000** Sold Date **23-Mar-22**

Distance **1.69km**

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

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