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	3/11 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	$395,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$576,999	Property type	Unit	Suburb	South Melbourne
Period-from	01 Nov 2022	to	31 Oct 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
12/5-7 HAROLD STREET MIDDLE PARK VIC 3206	$445,000	28-Oct-23
502/85-87 MARKET STREET SOUTH MELBOURNE VIC 3205	$410,000	14-Oct-23
4/307-313 MORAY STREET SOUTH MELBOURNE VIC 3205	$420,000	06-Jul-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: 20 November 2023

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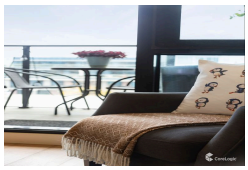
12/5-7 HAROLD STREET MIDDLE PARK VIC 3206

1 1 1

Sold Price RS **$445,000** UN

Sold Date **28-Oct-23**

Distance **0.91km**



502/85-87 MARKET STREET SOUTH MELBOURNE VIC 3205

1 1 -

Sold Price RS **$410,000**

Sold Date **14-Oct-23**

Distance **1.14km**



4/307-313 MORAY STREET SOUTH MELBOURNE VIC 3205

1 1 1

Sold Price **$420,000**

Sold Date **06-Jul-23**

Distance **0.65km**

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

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