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	504/74-76 Eastern Road, South Melbourne, VIC 3205

Indicative selling price

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

Single price		or range between	$540,000	& $590,000

Median sale price

Median price	$ 587,000	Property type	Unit	Suburb	SOUTH MELBOURNE
Period - From	12/07/2022	to	11/07/2023	Source	core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	1603/89 Gladstone St SOUTH MELBOURNE 3205 VIC	$555,000	2023-05-15
2	5005/70 Southbank Boulevard Southbank Vic 3006	$555,900	2023-03-06
3	617/259 Normanby Rd SOUTH MELBOURNE 3205 VIC	$576,000	2023-03-06

This Statement of Information was prepared on: 12/07/2023

CONSUMER AFFAIRS VICTORIA