STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 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

Single Price or Range between

$530,000

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

Median sale price

Median Price	Property Type	Suburb
$565,009	Unit	SOUTH MELBOURNE

Period From	Period To	Source
20/03/2019	16/09/2019	Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



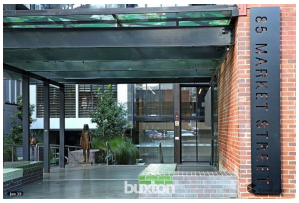
707/576-578 ST KILDA ROAD MELBOURNE — 1 1 1

Price $520,000
Date of Sale 26/07/2019
Land 0 sqm



501/97 PALMERSTON CRESCENT SOUTH MELBOURNE — 1 1 1

Price $515,500
Date of Sale 09/07/2019
Land 0 sqm



214/85 MARKET STREET SOUTH MELBOURNE — 2 1 1

Price $515,000
Date of Sale 08/06/2019
Land 0 sqm