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	703/89 Gladstone Street, South Melbourne, VIC 3205

Indicative selling price

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

Range between $370,000 & $400,000

Median sale price

Median price $558,750 Property Type Unit Suburb South melbourne

Period - From 05/06/2024 to 04/12/2024 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

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 six months.

Address of comparable property	Price	Date of sale
1 209/67-71 Stead Street South Melbourne Vic 3205	$380,000	2024-07-23
2 3206/601 Little Lonsdale Street Melbourne Vic 3000	$392,000	2024-08-04

This Statement of Information was prepared on: 05/12/2024