

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

807/67-71 Stead 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

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Feb 2020

to

31 Jan 2021

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

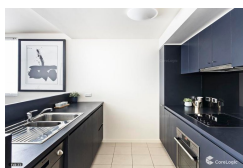
Date of sale

405/78-82 Eastern Road South Melbourne VIC 3205	\$420,000	17-Dec-20
704/70 Dorcas Street Southbank VIC 3006	\$380,000	15-Dec-20
1108/65 Coventry Street Southbank VIC 3006	\$410,000	11-Sep-20

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: 24 February 2021



**405/78-82 Eastern Road South
Melbourne VIC 3205**

1 1 1

Sold Price **\$420,000** Sold Date **17-Dec-20**

Distance **0.24km**

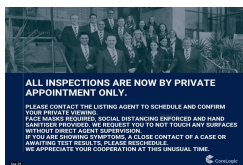


**704/70 Dorcas Street Southbank
VIC 3006**

1 1 -

Sold Price **\$380,000** Sold Date **15-Dec-20**

Distance **0.6km**



**1108/65 Coventry Street Southbank
VIC 3006**

1 1 1

Sold Price **\$410,000** Sold Date **11-Sep-20**

Distance **0.66km**

RS = Recent sale UN = Undisclosed Sale

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