

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

165-167 Gladestone Street, South Melbourne VIC 3205

Indicative selling price

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

Unit type or class	Single price
1.01 – 2 Bedroom Apartment	\$735,000
1.02 - 2 Bedroom Apartment	\$715,000
1.06 - 2 Bedroom Apartment	\$735,000
1.07 - 2 Bedroom Apartment	\$695,000
2.01 - 2 Bedroom Apartment	\$595,000
2.06 - 2 Bedroom Apartment	\$730,000
2.07 - 2 Bedroom Apartment	\$700,000
3.07 - 2 Bedroom Apartment	\$750,000
4.02 - 2 Bedroom Apartment	\$640,000
4.04 – 1 Bedroom Apartment	\$450,000
4.05 – 1 Bedroom Apartment	\$450,000
4.07 – 2 Bedroom Apartment	\$710,000
5.04 – 1 Bedroom Apartment	\$460,000
5.05 – 1 Bedroom Apartment	\$460,000



Suburb unit median sale price

Median price	\$585,000	Suburb	South Melbourne		
Period - From	December 2016	To	February 2017	Source	Core Logic

Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
4.04, 4.05,5.04,5.05 – One Bedroom Apartments	1. 1707/50 Lorimer Street Docklands	\$490,000	18/04/2017
	2. 28/333 Coventry Street, South Melbourne	\$470,000	8/03/2017
	3. 203/99 Whitman Street, Southbank	\$420,000	9/03/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1.01, 1.02, 1.06, 1.07, 2.01, 2.06, 2.07, 3.07, 4.02, 4.07 – Two Bedroom Apartmens	1. 18/66 Montague Street, South Melbourne	\$760,000	21/03/2017
	2. 804/79 Market Street, South Melbourne	\$645,000	25/03/2017
	3. 701/165-167 Gladstone Street, South Melbourne	\$635,000	16/02/2017