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 postcode

Including suburb and 165-167 Gladestone Street, South Melbourne VIC 3205

Indicative selling price

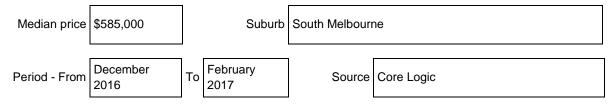
For the meaning of this price see consumer.vic.gov.au/ underquoting

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		



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Suburb unit median sale price



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