

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 97/28 Southgate Avenue, Southbank Vic 3006

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$538,000 House Unit X Suburb Southbank

Period - From 01/01/2018 to 31/03/2018 Source REIV

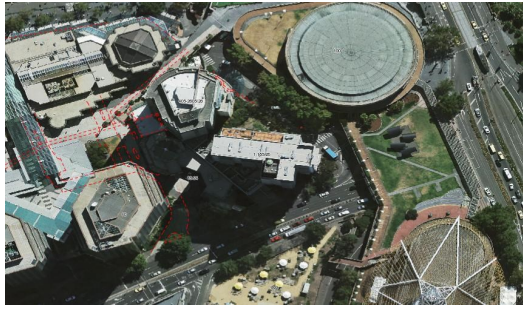
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	1312/555 Flinders St MELBOURNE 3000	\$645,000	29/12/2017
2	1413/83 Queensbridge St SOUTHBANK 3006	\$625,000	25/01/2018
3	106/79 Market St SOUTH MELBOURNE 3205	\$615,000	26/05/2018

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 six months.



2
 1
 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$600,000 - \$650,000
Median Unit Price
 March quarter 2018: \$538,000

Comparable Properties



1312/555 Flinders St MELBOURNE 3000 (REI) **Agent Comments**

2
 1
 1

Price: \$645,000
Method: Private Sale
Date: 29/12/2017
Rooms: 3
Property Type: Apartment
Land Size: 117 sqm approx



1413/83 Queensbridge St SOUTHBANK 3006 (REI) **Agent Comments**

2
 1
 1

Price: \$625,000
Method: Private Sale
Date: 25/01/2018
Rooms: 3
Property Type: Apartment
Land Size: 102 sqm approx

106/79 Market St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

2
 1
 1

Price: \$615,000
Method: Auction Sale
Date: 26/05/2018
Rooms: -
Property Type: Apartment