

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

509/221 STURT STREET SOUTHBANK VIC 3006

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,000

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2023

to

30 Nov 2024

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

211/221 STURT STREET SOUTHBANK VIC 3006	\$585,000	08-Aug-24
405/221 STURT STREET SOUTHBANK VIC 3006	\$600,000	08-Aug-24

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.

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**211/221 STURT STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$585,000** Sold Date **08-Aug-24**

Distance **0km**



**405/221 STURT STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$600,000** Sold Date **08-Aug-24**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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