

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

119/79 WHITEMAN 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2022

to

30 Sep 2023

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

19/88 WELLS STREET SOUTHBANK VIC 3006	\$670,888	24-Oct-23
133/22 KAVANAGH STREET SOUTHBANK VIC 3006	\$650,000	23-Jul-23
46/161-173 STURT STREET SOUTHBANK VIC 3006	\$680,000	29-Jun-23

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: 31 October 2023



**19/88 WELLS STREET SOUTHBANK
VIC 3006**

2 1 1

Sold Price

^{RS} **\$670,888** Sold Date **24-Oct-23**

Distance **1.04km**



**133/22 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price

\$650,000 Sold Date **23-Jul-23**

Distance **0.93km**



**46/161-173 STURT STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price

\$680,000 Sold Date **29-Jun-23**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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