

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

521/152-166 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2022

to

31 Oct 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

307/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$580,000	30-Sep-23
912/151 CITY ROAD SOUTHBANK VIC 3006	\$585,000	09-Aug-23
3104/135 CITY ROAD SOUTHBANK VIC 3006	\$575,000	15-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: 30 November 2023



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**307/118 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$580,000** Sold Date **30-Sep-23**

Distance **0.34km**



**912/151 CITY ROAD SOUTHBANK
VIC 3006**

2 2 1

Sold Price **\$585,000** Sold Date **09-Aug-23**

Distance **0.31km**



**3104/135 CITY ROAD SOUTHBANK
VIC 3006**

2 2 1

Sold Price **\$575,000** Sold Date **15-Jun-23**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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