

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

63/120-150 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

\$665,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,499

Property type

Unit

Suburb

Southbank

Period-from

01 May 2021

to

30 Apr 2022

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

88/120-150 STURT STREET SOUTHBANK VIC 3006	\$687,500	15-Mar-22
110/120-150 STURT STREET SOUTHBANK VIC 3006	\$644,000	17-Mar-22
23/114 DODDS STREET SOUTHBANK VIC 3006	\$670,000	26-Feb-22

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 May 2022



**88/120-150 STURT STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **\$687,500** Sold Date **15-Mar-22**

Distance -



**110/120-150 STURT STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **\$644,000** Sold Date **17-Mar-22**

Distance -



**23/114 DODDS STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price ^{RS} **\$670,000** Sold Date **26-Feb-22**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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