

# Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

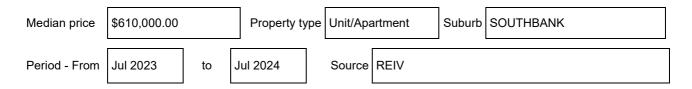
Address Including suburb and postcode 211/221 Sturt Street, Southbank, 3006

#### Indicative selling price

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

Single price	or range between \$548,000.00	&	\$598,000.00
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#### Median sale price



## Comparable property sales

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
409/118 Kavanagh St SOUTHBANK 3006	\$590,000.00	8/02/2024
1906/163 CITY Rd SOUTHBANK 3006	\$580,888.00	28/02/2024
78/99 Whiteman St SOUTHBANK 3006	\$575,000.00	31/01/2024

This Statement of Information was prepared on: Tuesday 16th July 2024

