

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

8/161 Sturt Street, Southbank Vic 3006

Indicative selling price

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

Single price

\$530,000

Median sale price

Median price

\$597,694

Property Type

Unit

Suburb

Southbank

Period - From

01/07/2023

to

30/06/2024

Source

REIV

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 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 |
|---|-----------------------------------|-----------|--------------|
| 1 | 281/88 Kavanagh St SOUTHBANK 3006 | \$550,000 | 28/06/2024 |
| 2 | 1211/70 Dorcas St SOUTHBANK 3006 | \$515,000 | 12/05/2024 |
| 3 | 76/88 Kavanagh St SOUTHBANK 3006 | \$533,000 | 10/03/2024 |

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 six months.~~

This Statement of Information was prepared on:

10/09/2024 09:56



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$530,000

Median Unit Price

Year ending June 2024: \$597,694

Comparable Properties



281/88 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments

2
 1
 1

Price: \$550,000

Method: Private Sale

Date: 28/06/2024

Property Type: Apartment



1211/70 Dorcas St SOUTHBANK 3006 (REI/VG) Agent Comments

2
 1
 1

Price: \$515,000

Method: Private Sale

Date: 12/05/2024

Property Type: Apartment



76/88 Kavanagh St SOUTHBANK 3006 (REI) Agent Comments

2
 1
 1

Price: \$533,000

Method: Expression of Interest

Date: 10/03/2024

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504