## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered	for sale
-----------------	---------	----------

Address	8/161 Sturt Street, Southbank Vic 3006
Including suburb and	
postcode	

#### 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	Pro	perty 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

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



Date of sale







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

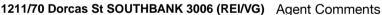
(REI/VG)

**-**2

Price: \$550,000 Method: Private Sale Date: 28/06/2024

Property Type: Apartment

**Agent Comments** 









Price: \$515,000 Method: Private Sale Date: 12/05/2024

Property Type: Apartment









76/88 Kavanagh St SOUTHBANK 3006 (REI)

Price: \$533,000

**-** 2

Method: Expression of Interest

Date: 10/03/2024

Property Type: Apartment

Agent Comments

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



