

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 2101/26 Southgate Avenue, Southbank Vic 3006

Indicative selling price

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

Range between \$950,000 & \$975,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Southbank

Period - From 01/10/2023 to 31/12/2023 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	507/21 Thistlethwaite St SOUTH MELBOURNE 3205	\$970,000	13/12/2023
2	4704/7 Riverside Quay SOUTHBANK 3006	\$950,000	23/10/2023
3			

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: 14/03/2024 16:47



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Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$950,000 - \$975,000
Median Unit Price
December quarter 2023: \$620,000

Comparable Properties



507/21 Thistlethwaite St SOUTH MELBOURNE Agent Comments
3205 (REI/VG)

 2  2  1

Price: \$970,000
Method: Private Sale
Date: 13/12/2023
Property Type: Apartment



4704/7 Riverside Quay SOUTHBANK 3006 Agent Comments
(REI/VG)

 2  2  1

Price: \$950,000
Method: Private Sale
Date: 23/10/2023
Property Type: Apartment

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.

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