

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

610/152-166 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2019

to

31 Jul 2020

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

1004/152-166 Sturt Street Southbank VIC 3006	\$550,000	16-Apr-20
920/152-166 Sturt Street Southbank VIC 3006	\$580,000	17-Mar-20
3002/135 City Road Southbank VIC 3006	\$594,500	22-Apr-20

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: 21 August 2020

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1004/152-166 Sturt Street Southbank VIC 3006

 2  2  1

Sold Price **\$550,000** Sold Date **16-Apr-20**

Distance -



920/152-166 Sturt Street Southbank VIC 3006

 2  2  1

Sold Price **\$580,000** Sold Date **17-Mar-20**

Distance -



3002/135 City Road Southbank VIC 3006

 2  2  1

Sold Price **\$594,500** Sold Date **22-Apr-20**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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