

## 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

1115/152-166 STURT STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2023

to

31 Mar 2024

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

908/152-166 STURT STREET SOUTHBANK VIC 3006	\$590,000	22-Feb-24
1006/152-166 STURT STREET SOUTHBANK VIC 3006	\$605,000	23-May-23

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: 03 April 2024



**908/152-166 STURT STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$590,000** Sold Date **22-Feb-24**

Distance **0km**



**1006/152-166 STURT STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$605,000** Sold Date **23-May-23**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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