

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

910/152-166 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

or range
between

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$556,250

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2019

to

30 Jun 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

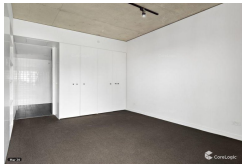
Date of sale

519/152-166 Sturt Street Southbank VIC 3006	\$370,000	27-Apr-20
622/152-166 Sturt Street Southbank VIC 3006	\$375,000	20-Jun-20
2606/60 Kavanagh Street Southbank VIC 3006	\$440,000	21-Feb-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: 06 July 2020



519/152-166 Sturt Street Southbank VIC 3006 Sold Price **\$370,000** Sold Date **27-Apr-20**

1 1 -

Distance -



622/152-166 Sturt Street Southbank VIC 3006 Sold Price ^{RS} **\$375,000** Sold Date **20-Jun-20**

1 1 -

Distance -



2606/60 Kavanagh Street Southbank VIC 3006 Sold Price **\$440,000** Sold Date **21-Feb-20**

1 1 -

Distance **0.22km**



1106/70 Southbank Boulevard Southbank VIC 3006 Sold Price ^{RS} **\$395,500** Sold Date **06-May-20**

1 1 -

Distance **0.29km**



1108/70 Southbank Boulevard Southbank VIC 3006 Sold Price ^{RS} **\$395,000** Sold Date **01-Jul-20**

1 1 -

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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