

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

2601/26 Southgate Avenue, Southbank Vic 3006

Indicative selling price

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

Range between \$4,000,000

&

\$4,400,000

Median sale price

Median price \$585,888

Property Type Unit

Suburb Southbank

Period - From 01/07/2023

to

30/09/2023

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 | 404/182 Wellington Pde EAST MELBOURNE 3002 | \$4,040,000 | 14/11/2023 |
| 2 | | | |
| 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:

30/11/2023 14:16



 3  2  3

Rooms: 4

Property Type: Penthouse (Res)

Agent Comments

Indicative Selling Price

\$4,000,000 - \$4,400,000

Median Unit Price

September quarter 2023: \$585,888

Comparable Properties



**404/182 Wellington Pde EAST MELBOURNE
3002 (REI)**

Agent Comments

 3  2  3

Price: \$4,040,000

Method: Private Sale

Date: 14/11/2023

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.