

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

1608/152-166 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

\$580,000

&

\$609,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,750

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2021

to

30 Nov 2022

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

2001/152-166 STURT STREET SOUTHBANK VIC 3006	\$620,000	14-Sep-22
1908/152-166 STURT STREET SOUTHBANK VIC 3006	\$620,000	04-Nov-22
623/152-166 STURT STREET SOUTHBANK VIC 3006	\$595,000	07-Jul-22

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: 05 December 2022



**2001/152-166 STURT STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

^{RS} **\$620,000** Sold Date **14-Sep-22**

Distance **0km**



**1908/152-166 STURT STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

Sold Date **04-Nov-22**

Distance **0km**



**623/152-166 STURT STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

\$595,000 Sold Date **07-Jul-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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