

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

33/8 Cook Street, Southbank Vic 3006

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb Southbank

Period - From 01/01/2022

to 31/03/2022

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	3109/63 Whiteman St SOUTHBANK 3006	\$520,000	29/01/2022
2	1205/325 Collins St MELBOURNE 3000	\$510,500	27/12/2021
3	208/300 Swanston St MELBOURNE 3000	\$487,500	15/02/2022

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:

06/06/2022 09:14



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Property Type: Unit
Agent Comments

Indicative Selling Price
 \$480,000 - \$520,000
Median Unit Price
 March quarter 2022: \$585,000

Comparable Properties



3109/63 Whiteman St SOUTHBANK 3006 (REI) **Agent Comments**

1
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Price: \$520,000
Method: Private Sale
Date: 29/01/2022
Property Type: Apartment



1205/325 Collins St MELBOURNE 3000 (REI/VG) **Agent Comments**

1
 1
 1

Price: \$510,500
Method: Private Sale
Date: 27/12/2021
Property Type: Apartment



208/300 Swanston St MELBOURNE 3000 (REI/VG) **Agent Comments**

1
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 1

Price: \$487,500
Method: Auction Sale
Date: 15/02/2022
Property Type: Apartment