



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 1402/152 Sturt Street, Southbank, 3006

Indicative selling price

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

Single price or range between \$490,000.00 & \$530,000.00

Median sale price

Median price \$529,000.00 Property type Unit/Apartment Suburb SOUTHBANK
Period - From Dec 2022 to Nov 2023 Source CoreLogic

Comparable property sales

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
1507/8 DORCAS STREET SOUTHBANK VIC 3006	\$499,000.00	12/11/2023
3205/464-466 COLLINS STREET MELBOURNE VIC 3000	\$525,000.00	22/08/2023
206/300 SWANSTON STREET MELBOURNE VIC 3000	\$525,000.00	3/10/2023

This Statement of Information was prepared on: Monday 11th December 2023