

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

420/152 Sturt Street, Southbank Vic 3006

Indicative selling price

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

Range between \$560,000

&

\$616,000

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	2805/180 City Rd SOUTHBANK 3006	\$610,000	28/02/2022
2	1605/80 Clarendon St SOUTHBANK 3006	\$600,000	04/02/2022
3	1014/35 Albert Rd MELBOURNE 3004	\$595,000	30/05/2022

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:

15/06/2022 17:02

Callum Richardson

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Indicative Selling Price

\$560,000 - \$616,000

Median Unit Price

March quarter 2022: \$585,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



2805/180 City Rd SOUTHBANK 3006 (REI/VG) **Agent Comments**

2 1 1

Price: \$610,000

Method: Private Sale

Date: 28/02/2022

Property Type: Apartment



1605/80 Clarendon St SOUTHBANK 3006 (REI) **Agent Comments**

2 1 1

Price: \$600,000

Method: Private Sale

Date: 04/02/2022

Property Type: Apartment



1014/35 Albert Rd MELBOURNE 3004 (REI) **Agent Comments**

2 1 1

Price: \$595,000

Method: Private Sale

Date: 30/05/2022

Property Type: Apartment