

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

20/120 Sturt Street, Southbank Vic 3006

Indicative selling price

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

Single price \$660,000

Median sale price

Median price \$580,000

Property Type Unit

Suburb Southbank

Period - From 01/04/2024

to 30/06/2024

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	5/93 Dodds St SOUTHBANK 3006	\$640,000	27/08/2024
2	26/100 Kavanagh St SOUTHBANK 3006	\$655,000	02/08/2024
3	3605/151 City Rd SOUTHBANK 3006	\$650,800	27/06/2024

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:

09/09/2024 12:35



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$660,000

Median Unit Price

June quarter 2024: \$580,000

Comparable Properties



5/93 Dodds St SOUTHBANK 3006 (REI)

Agent Comments

2 1 1

Price: \$640,000

Method: Private Sale

Date: 27/08/2024

Property Type: Apartment

Land Size: 82 sqm approx



26/100 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

2 2 2

Price: \$655,000

Method: Private Sale

Date: 02/08/2024

Property Type: Apartment



3605/151 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$650,800

Method: Private Sale

Date: 27/06/2024

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255