

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 99/120 Sturt Street, Southbank Vic 3006

Indicative selling price

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

Range between \$735,000 & \$779,000

Median sale price

Median price \$597,694 Property Type Unit Suburb Southbank

Period - From 01/07/2023 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	1/112 Southbank Blvd SOUTHBANK 3006	\$770,000	16/07/2024
2	10/114 Dodds St SOUTHBANK 3006	\$720,000	01/07/2024
3	29/1 Riverside Quay SOUTHBANK 3006	\$799,000	14/06/2024

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: 02/09/2024 12:02

99/120 Sturt Street, Southbank Vic 3006



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$735,000 - \$779,000
Median Unit Price
Year ending June 2024: \$597,694

Comparable Properties



1/112 Southbank Blvd SOUTHBANK 3006 (REI/VG)

Agent Comments

 2  1  1

Price: \$770,000
Method: Private Sale
Date: 16/07/2024
Property Type: Apartment
Land Size: 103 sqm approx



10/114 Dodds St SOUTHBANK 3006 (REI)

Agent Comments

 2  1  1

Price: \$720,000
Method: Private Sale
Date: 01/07/2024
Property Type: Apartment



29/1 Riverside Quay SOUTHBANK 3006 (REI/VG)

Agent Comments

 2  1  1

Price: \$799,000
Method: Private Sale
Date: 14/06/2024
Property Type: Apartment

Account - Jeena & Saacs Real Estate Pty Ltd | P: 0411 325 952



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