

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

G7/221 Sturt Street Southbank, 3006

Indicative selling price

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

Single price \$450,000.00

Median sale price

Median price \$540,000.00 Property Type APARTMENT Suburb SOUTHBANK

Period - From 01-Jul-2018 to 30-Jun-2019 Source RP Data

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
1	303/320-322 St Kilda Road Southbank VIC 3006	\$460,000.00	02-Jun-2019
2	1301/50 Albert Road, South Melbourne VIC 3205	\$453,000.00	08-Jul-2019
3	1907/38 Albert Road, South Melbourne VIC 3205	\$453,000.00	09-Apr-2019

This statement of information was prepared on 19-Dec-2019 at 3:51:47 PM EST