

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 904/63 Whiteman Street, Southbank Vic 3006

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Southbank

Period - From 01/01/2023 to 31/12/2023 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	819/152 Sturt St SOUTHBANK 3006	\$440,000	07/01/2024
2	2704/639 Little Lonsdale St MELBOURNE 3000	\$440,000	07/12/2023
3	3414/60 Kavanagh St SOUTHBANK 3006	\$438,000	19/01/2024

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: 14/03/2024 20:59



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Property Type: Strata Unit/Flat

Agent Comments

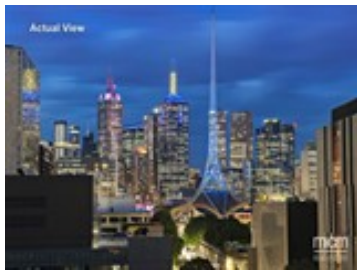
Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending December 2023: \$580,000

Comparable Properties



819/152 Sturt St SOUTHBANK 3006 (REI/VG)

Agent Comments

1 1 -

Price: \$440,000

Method: Private Sale

Date: 07/01/2024

Property Type: Apartment



2704/639 Little Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments

1 1 -

Price: \$440,000

Method: Private Sale

Date: 07/12/2023

Property Type: Apartment



3414/60 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

1 1 -

Price: \$438,000

Method: Private Sale

Date: 19/01/2024

Property Type: Apartment

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822