

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 102/152 Sturt Street, Southbank Vic 3006

Indicative selling price

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

Range between \$500,000 & \$550,000

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	3705/241 City Rd SOUTHBANK 3006	\$545,000	12/03/2024
2	306/68 La Trobe St MELBOURNE 3000	\$542,000	29/02/2024
3	510/65 Coventry St SOUTHBANK 3006	\$540,000	01/02/2024

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 18:13



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 3880 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending December 2023: \$580,000

Comparable Properties



3705/241 City Rd SOUTHBANK 3006 (REI)

Agent Comments

 2  2  1

Price: \$545,000
Method: Private Sale
Date: 12/03/2024
Property Type: Apartment



306/68 La Trobe St MELBOURNE 3000 (REI/VG)

Agent Comments

 2  2  1

Price: \$542,000
Method: Private Sale
Date: 29/02/2024
Property Type: Apartment



510/65 Coventry St SOUTHBANK 3006 (REI)

Agent Comments

 2  2  1

Price: \$540,000
Method: Private Sale
Date: 01/02/2024
Property Type: Apartment

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