

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

804/152-166 STURT STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$359,000

&

\$369,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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 6 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

275/173 CITY ROAD SOUTHBANK VIC 3006	\$360,000	23-Aug-22
2104/180 CITY ROAD SOUTHBANK VIC 3006	\$363,000	07-Dec-22
1113/9 POWER STREET SOUTHBANK VIC 3006	\$366,000	19-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 06 January 2023



**275/173 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$360,000

Sold Date **23-Aug-22**

1 1 -

Distance **0.34km**



**2104/180 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

^{RS} **\$363,000**

Sold Date **07-Dec-22**

1 1 -

Distance **0.42km**



**1113/9 POWER STREET
SOUTHBANK VIC 3006**

Sold Price

\$366,000

Sold Date **19-Oct-22**

1 1 -

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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