



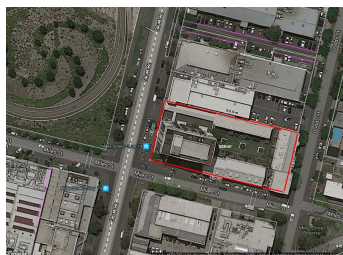
STATEMENT OF INFORMATION

17/30 MILES STREET, SOUTHBANK, VIC 3006

PREPARED BY HOCKINGSTUART ALBERT PARK, 29 VICTORIA AVE ALBERT PARK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17/30 MILES STREET, SOUTHBANK, VIC

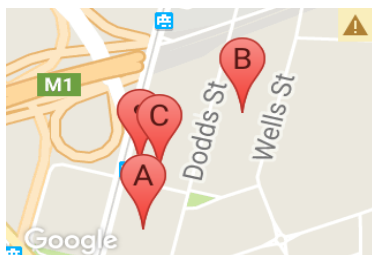
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Indicative Selling Price

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

Price Range: **\$580,000 to \$630,000**

MEDIAN SALE PRICE



SOUTHBANK, VIC, 3006

Suburb Median Sale Price (Unit)

\$550,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/110 DODDS ST, SOUTHBANK, VIC 3006

2 1 1

Sale Price

\$622,000

Sale Date: 28/03/2017

Distance from Property: 117m



23/88 WELLS ST, SOUTHBANK, VIC 3006

2 1 1

Sale Price

\$615,000

Sale Date: 28/01/2017

Distance from Property: 190m



7/30 MILES ST, SOUTHBANK, VIC 3006

2 1 1

Sale Price

\$631,000

Sale Date: 15/01/2017

Distance from Property: 33m



This report has been compiled on 14/07/2017 by Hockingstuart Albert Park. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

17/30 MILES STREET, SOUTHBANK, VIC 3006

Indicative selling price

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

Price Range:

\$580,000 to \$630,000

Median sale price

Median price

\$550,000

House

Unit

X

Suburb

SOUTHBANK

Period

01 July 2016 to 30 June 2017

Source

 pricfinder

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
2/110 DODDS ST, SOUTHBANK, VIC 3006	\$622,000	28/03/2017
23/88 WELLS ST, SOUTHBANK, VIC 3006	\$615,000	28/01/2017
7/30 MILES ST, SOUTHBANK, VIC 3006	\$631,000	15/01/2017