

## 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

54/8 Cook Street, Southbank Vic 3006

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$650,000

#### Median sale price

Median price

\$557,500

House

Unit

X

Suburb

Southbank

Period - From

01/07/2017

to

30/09/2017

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	3405/350 William St MELBOURNE 3000	\$655,500	17/10/2017
2	6/30 Miles St SOUTHBANK 3006	\$645,350	30/10/2017
3	203/118 Russell St MELBOURNE 3000	\$640,000	20/09/2017

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.



2  
 1  
 1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$650,000

**Median Unit Price**  
 September quarter 2017: \$557,500

## Comparable Properties



3405/350 William St MELBOURNE 3000 (REI) **Agent Comments**

2  
 2  
 1

**Price:** \$655,500  
**Method:** Private Sale  
**Date:** 17/10/2017  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 79 sqm approx



6/30 Miles St SOUTHBANK 3006 (REI) **Agent Comments**

2  
 1  
 1

**Price:** \$645,350  
**Method:** Private Sale  
**Date:** 30/10/2017  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 102 sqm approx

203/118 Russell St MELBOURNE 3000 (REI) **Agent Comments**

2  
 1  
 -

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 20/09/2017  
**Rooms:** -  
**Property Type:** Apartment