

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

2201/152-166 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2023

to

30 Jun 2024

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

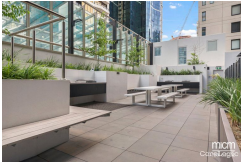
2508/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$660,000	14-May-24
3502/135 CITY ROAD SOUTHBANK VIC 3006	\$639,000	15-Jan-24
1607/22 DORCAS STREET SOUTHBANK VIC 3006	\$638,000	20-Feb-24

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: 02 July 2024

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**2508/60 KAVANAGH STREET
 SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$660,000** Sold Date **14-May-24**

Distance **0.26km**

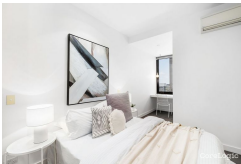


**3502/135 CITY ROAD SOUTHBANK
 VIC 3006**

2 2 1

Sold Price **\$639,000** Sold Date **15-Jan-24**

Distance **0.31km**



**1607/22 DORCAS STREET
 SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$638,000** Sold Date **20-Feb-24**

Distance **0.59km**

RS = Recent sale UN = Undisclosed Sale

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