

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

10/161 Sturt Street, Southbank Vic 3006

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$565,050

Property Type

Unit

Suburb

Southbank

Period - From

01/10/2020

to

30/09/2021

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	42/1 Riverside Quay SOUTHBANK 3006	\$610,000	28/06/2021
2	407/28 Bank St SOUTH MELBOURNE 3205	\$593,500	21/07/2021
3	343/173 City Rd SOUTHBANK 3006	\$586,000	27/09/2021

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:

01/11/2021 22:02



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$599,000

Median Unit Price

Year ending September 2021: \$565,050

Comparable Properties



42/1 Riverside Quay SOUTHBANK 3006 (VG)

Agent Comments

2 - -

Price: \$610,000

Method: Sale

Date: 28/06/2021

Property Type: Flat/Unit/Apartment (Res)



407/28 Bank St SOUTH MELBOURNE 3205 (VG)

Agent Comments

2 - -

Price: \$593,500

Method: Sale

Date: 21/07/2021

Property Type: Subdivided Flat - Single OYO Flat



343/173 City Rd SOUTHBANK 3006 (REI)

Agent Comments

2 2 1

Price: \$586,000

Method: Private Sale

Date: 27/09/2021

Property Type: Apartment