

## 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

201/221 STURT STREET SOUTHBANK VIC 3006

### Indicative selling price

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

Single Price

\$700,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2023

to

29 Feb 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

1503/22 DORCAS STREET SOUTHBANK VIC 3006	\$680,000	04-Dec-23
1104/39 COVENTRY STREET SOUTHBANK VIC 3006	\$707,500	30-Nov-23
82/39 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$700,000	02-Dec-23

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: 19 March 2024

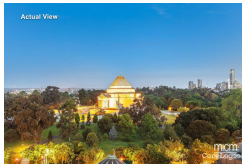


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**1503/22 DORCAS STREET  
SOUTH BANK VIC 3006**

2 2 2

Sold Price **\$680,000** Sold Date **04-Dec-23**

Distance **0.18km**



**1104/39 COVENTRY STREET  
SOUTH BANK VIC 3006**

2 2 1

Sold Price <sup>RS</sup> **\$707,500** Sold Date **30-Nov-23**

Distance **0.3km**



**82/39 DORCAS STREET SOUTH  
MELBOURNE VIC 3205**

2 2 1

Sold Price <sup>RS</sup> **\$700,000** <sup>UN</sup> Sold Date **02-Dec-23**

Distance **0.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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