

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

75/120-150 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

\$670,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2019

to

30 Jun 2020

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

36/120-150 Sturt Street Southbank VIC 3006	\$700,000	26-Jun-20
1/64 Coventry Street Southbank VIC 3006	\$662,000	22-Mar-20
39/69 Dorcas Street South Melbourne VIC 3205	\$765,000	15-Feb-20

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: 29 July 2020



**36/120-150 Sturt Street Southbank
VIC 3006**

Sold Price

\$700,000

Sold Date

26-Jun-20

 2  1  1

Distance

-



**1/64 Coventry Street Southbank
VIC 3006**

Sold Price

\$662,000

Sold Date

22-Mar-20

 2  1  1

Distance

0.5km



**39/69 Dorcas Street South
Melbourne VIC 3205**

Sold Price

\$765,000

Sold Date

15-Feb-20

 2  1  1

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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