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

1906/43 Hancock Street, Southbank Vic 3006

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|-------------|-----|-------------|------|-----------|------|--------|-----------|
| Range betweer | n \$330,000 | | & | | \$360,000 |) | | |
| Median sale p | rice | | | | | | | |
| Median price | \$553,888 | Pro | operty Type | Unit | | | Suburb | Southbank |
| Period - From | 01/10/2024 | to | 31/12/2024 | | So | urce | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------------|-----------|--------------|
| 1 | 6b Napier St SOUTH MELBOURNE 3205 | \$336,000 | 12/02/2025 |
| 2 | 805/565 Flinders St MELBOURNE 3000 | \$340,000 | 08/10/2024 |
| 3 | 125/285 City Rd SOUTHBANK 3006 | \$340,000 | 17/09/2024 |

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.

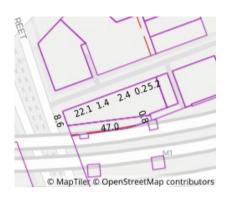
This Statement of Information was prepared on:

04/03/2025 12:14



1906/43 Hancock Street, Southbank Vic 3006

Dingle Partners





Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$330,000 - \$360,000 Median Unit Price December quarter 2024: \$553,888

Comparable Properties

| 6b Napier St SOUTH MELBOURNE 3205 (REI) 1 1 1 1 1 1 1 Price: \$336,000 Method: Private Sale Date: 12/02/2025 Property Type: Apartment | Agent Comments |
|---|----------------|
| 805/565 Flinders St MELBOURNE 3000 (REI/VG) 1 1 1 1 1 1 1 Price: \$340,000 Method: Private Sale Date: 08/10/2024 Property Type: Apartment | Agent Comments |
| 125/285 City Rd SOUTHBANK 3006 (REI/VG) 1 1 1 1 1 1 1 Price: \$340,000 Method: Private Sale Date: 17/09/2024 Property Type: Apartment Land Size: 547 sqm approx | Agent Comments |

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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