

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

1503/26 Southgate Avenue, Southbank Vic 3006

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Southbank

Period - From

01/01/2024

to

31/03/2024

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	19/1 Wellington Cr EAST MELBOURNE 3002	\$665,000	16/11/2023
2	2906/7 Riverside Quay SOUTHBANK 3006	\$635,000	05/01/2024
3	708/58 Jeffcott St WEST MELBOURNE 3003	\$630,000	19/03/2024

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:

24/04/2024 16:33



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$650,000
Median Unit Price
March quarter 2024: \$595,000

Comparable Properties



19/1 Wellington Cr EAST MELBOURNE 3002 (REI/VG) Agent Comments



Price: \$665,000
Method: Private Sale
Date: 16/11/2023
Property Type: Apartment



2906/7 Riverside Quay SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$635,000
Method: Private Sale
Date: 05/01/2024
Property Type: Apartment



708/58 Jeffcott St WEST MELBOURNE 3003 (REI) Agent Comments



Price: \$630,000
Method: Private Sale
Date: 19/03/2024
Property Type: Apartment

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



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