

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

2/25 Miles Street, Southbank Vic 3006

Indicative selling price

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

Range between \$700,000 & \$760,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Southbank

Period - From 01/10/2023 to 31/12/2023 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	60/120 Sturt St SOUTHBANK 3006	\$879,000	08/02/2024
2	1/95 Dodds St SOUTHBANK 3006	\$772,000	09/12/2023
3	7/116 Dodds St SOUTHBANK 3006	\$700,000	01/11/2023

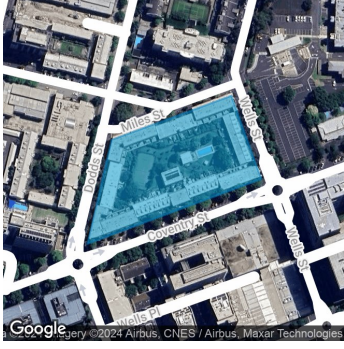
OR

~~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:

18/03/2024 12:07

2/25 Miles Street, Southbank Vic 3006



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$700,000 - \$760,000
Median Unit Price
December quarter 2023: \$620,000

Comparable Properties



60/120 Sturt St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$879,000
Method: Private Sale
Date: 08/02/2024
Property Type: Apartment



1/95 Dodds St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$772,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Apartment
Land Size: 127 sqm approx



7/116 Dodds St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$700,000
Method: Sold Before Auction
Date: 01/11/2023
Property Type: Apartment

Account - Jeena & Saacs Real Estate Pty Ltd | P: 0411 325 952



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