



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 203/99 Whiteman Street, Southbank, 3006

Indicative selling price

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

Single price or range between \$430,000.00 & \$470,000.00

Median sale price

Median price \$563,944.00 Property type Unit/Apartment Suburb SOUTHBANK
Period - From Apr 2023 to Jun 2023 Source Source REIV

Comparable property sales

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 |
|---------------------------------------|--------------|--------------|
| 504/85 Market St SOUTH MELBOURNE 3205 | \$460,000.00 | 6/06/2023 |
| 140/88 Kavanagh St SOUTHBANK 3006 | \$440,000.00 | 15/06/2023 |
| 82/79 Whiteman St SOUTHBANK 3006 | \$420,000.00 | 24/05/2023 |

This Statement of Information was prepared on: Tuesday 15th August 2023