

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

2201/152-166 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

30 Apr 2024

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

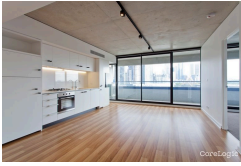
801/152-166 STURT STREET SOUTHBANK VIC 3006	\$638,000	22-Jan-24
6/110 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$692,500	13-Jan-24
1115/152-166 STURT STREET SOUTHBANK VIC 3006	\$610,000	25-Apr-24

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: 28 May 2024

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**801/152-166 STURT STREET
 SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$638,000** Sold Date **22-Jan-24**

Distance **0km**



**6/110 SOUTHBANK BOULEVARD
 SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$692,500** Sold Date **13-Jan-24**

Distance **0.19km**



**1115/152-166 STURT STREET
 SOUTHBANK VIC 3006**

2 2 -

Sold Price ^{RS} **\$610,000** Sold Date **25-Apr-24**

Distance **0.04km**

RS = Recent sale **UN** = Undisclosed Sale

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