

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

306/152-166 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2023

to

31 Mar 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

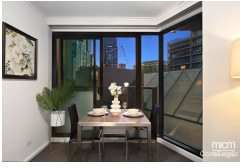
Date of sale

910/180 CITY ROAD SOUTHBANK VIC 3006	\$350,000	15-Mar-24
512/152-166 STURT STREET SOUTHBANK VIC 3006	\$380,000	28-Dec-23
3614/151 CITY ROAD SOUTHBANK VIC 3006	\$370,000	16-Jan-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: 19 April 2024



**910/180 CITY ROAD SOUTHBANK
VIC 3006**

1 1 -

Sold Price

^{RS} **\$350,000**

Sold Date

15-Mar-24

Distance

0.38km



**512/152-166 STURT STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price

\$380,000

Sold Date

28-Dec-23

Distance

0km



**3614/151 CITY ROAD SOUTHBANK
VIC 3006**

1 1 -

Sold Price

\$370,000

Sold Date

16-Jan-24

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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