



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

411/152 Sturt Street, Southbank, 3006

Indicative selling price

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

Single price

or range between

\$550,000.00

&

\$600,000.00

Median sale price

Median price

\$580,000.00

Property type

Unit/Apartment,
Car Park

Suburb

SOUTHBANK

Period - From

Jan 2023

to

Dec 2023

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
5/1 Seisman PI PORT MELBOURNE 3207	\$595,000.00	21/12/2023
507/100 Harbour Esp DOCKLANDS 3008	\$615,000.00	21/10/2023
1506/25 Coventry St SOUTHBANK 3006	\$603,000.00	20/11/2023

This Statement of Information was prepared on:

Tuesday 16th January 2024