

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

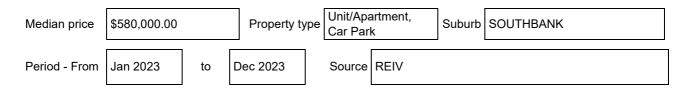
Property offered for sale

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

Median sale price



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

