

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

47/161-171 Sturt Street, Southbank Vic 3006

Indicative selling price

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

Range between \$630,000 & \$670,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Southbank

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 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
1	150b Wells St SOUTH MELBOURNE 3205	\$660,000	09/12/2023
2	2007/45 Haig St SOUTHBANK 3006	\$655,500	17/02/2024
3	198/83 Whiteman St SOUTHBANK 3006	\$650,000	31/01/2024

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 six months.~~

This Statement of Information was prepared on:

21/03/2024 13:15



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$630,000 - \$670,000
Median Unit Price
December quarter 2023: \$620,000

Comparable Properties



150b Wells St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$660,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Apartment
Land Size: 93 sqm approx



2007/45 Haig St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$655,500
Method: Private Sale
Date: 17/02/2024
Property Type: Apartment



198/83 Whiteman St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 31/01/2024
Property Type: Apartment

Account - Buxton (Port Phillip) Pty Ltd | P: 03 9536 7222