

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 712/221 Sturt Street, Southbank Vic 3006

Indicative selling price

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

Range between \$920,000 & \$980,000

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	1402/478a St Kilda Rd MELBOURNE 3004	\$950,000	03/02/2024
2	907/221 Sturt St SOUTHBANK 3006	\$950,000	20/11/2023
3			

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 15:49

712/221 Sturt Street, Southbank Vic 3006

WHITEFOX

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Indicative Selling Price

\$920,000 - \$980,000

Median Unit Price

December quarter 2023: \$620,000



 3  2  2

Property Type: Apartment (Res)

Agent Comments

Comparable Properties



1402/478a St Kilda Rd MELBOURNE 3004
(REI/VG)

Agent Comments

 3  2  2

Price: \$950,000

Method: Private Sale

Date: 03/02/2024

Property Type: Apartment



907/221 Sturt St SOUTHBANK 3006 (VG)

Agent Comments

 -  -  -

Price: \$950,000

Method: Sale

Date: 20/11/2023

Property Type: Strata Unit/Flat

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.

Account - Whitefox Real Estate | P: 96459699



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