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

904/63 Whiteman Street, Southbank Vic 3006

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Southbank
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	819/152 Sturt St SOUTHBANK 3006	\$440,000	07/01/2024
2	2704/639 Little Lonsdale St MELBOURNE 3000	\$440,000	07/12/2023
3	3414/60 Kavanagh St SOUTHBANK 3006	\$438,000	19/01/2024

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:

14/03/2024 20:59









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price Year ending December 2023: \$580,000

Comparable Properties



819/152 Sturt St SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$440,000 Method: Private Sale Date: 07/01/2024 Property Type: Apartment



2704/639 Little Lonsdale St MELBOURNE 3000 Agent Comments (REI/VG)



Price: \$440,000 Method: Private Sale Date: 07/12/2023 Property Type: Apartment



3414/60 Kavanagh St SOUTHBANK 3006 (REI) Agent Comments



Price: \$438,000 Method: Private Sale Date: 19/01/2024 Property Type: Apartment

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822





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