

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

907/221 STURT STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Flats

Suburb

Southbank

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

2706/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$961,000	16-Mar-23
1201/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$970,000	31-Jan-23
21/418 ST KILDA ROAD MELBOURNE VIC 3004	\$950,000	21-Apr-22

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 6 months.~~

This Statement of Information was prepared on: 06 November 2023



**2706/38 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

3 2 1

Sold Price **\$961,000** Sold Date **16-Mar-23**

Distance **0.65km**



**1201/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

3 2 1

Sold Price **\$970,000** Sold Date **31-Jan-23**

Distance **0.68km**



**21/418 ST KILDA ROAD
MELBOURNE VIC 3004**

3 2 1

Sold Price **\$950,000** Sold Date **21-Apr-22**

Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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