

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 18/161 Sturt Street, Southbank Vic 3006

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$557,500 House Unit X Suburb Southbank

Period - From 01/07/2018 to 30/09/2018 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	199/79 Whiteman St SOUTHBANK 3006	\$600,000	01/09/2018
2	2805/1 Balston St SOUTHBANK 3006	\$590,000	09/09/2018
3	909/152 Sturt St SOUTHBANK 3006	\$585,000	30/06/2018

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$595,000
Median Unit Price
September quarter 2018: \$557,500

Comparable Properties



199/79 Whiteman St SOUTHBANK 3006 (REI) **Agent Comments**

2 1 1

Price: \$600,000
Method: Sold Before Auction
Date: 01/09/2018
Rooms: 3
Property Type: Apartment
Land Size: 87 sqm approx



2805/1 Balston St SOUTHBANK 3006 (REI/VG) **Agent Comments**

2 1 1

Price: \$590,000
Method: Private Sale
Date: 09/09/2018
Rooms: 3
Property Type: Apartment
Land Size: 77 sqm approx



909/152 Sturt St SOUTHBANK 3006 (REI/VG) **Agent Comments**

2 2 1

Price: \$585,000
Method: Auction Sale
Date: 30/06/2018
Rooms: 3
Property Type: Apartment
Land Size: 75 sqm approx