

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 1011/26 Southgate Avenue, Southbank Vic 3006

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$612,501 House Unit X Suburb Southbank

Period - From 01/04/2017 to 30/06/2017 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	173/350 St Kilda Rd MELBOURNE 3004	\$1,236,000	29/04/2017
2	5705/7 Riverside Quay SOUTHBANK 3006	\$1,180,000	13/06/2017
3	806/8 Kavanagh St SOUTHBANK 3006	\$1,050,000	24/07/2017

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  2  1

Rooms:
Property Type: Residential
Apartment
[Agent Comments](#)

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Unit Price
June quarter 2017: \$612,501

Comparable Properties



173/350 St Kilda Rd MELBOURNE 3004 (REI) [Agent Comments](#)

 2  2  2

Price: \$1,236,000
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: Apartment



5705/7 Riverside Quay SOUTHBANK 3006 (REI) [Agent Comments](#)

 2  2  1

Price: \$1,180,000
Method: Private Sale
Date: 13/06/2017
Rooms: 3
Property Type: Apartment
Land Size: 104 sqm approx



806/8 Kavanagh St SOUTHBANK 3006 (REI) [Agent Comments](#)

 2  2  1

Price: \$1,050,000
Method: Private Sale
Date: 24/07/2017
Rooms: 4
Property Type: Unit