

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

1305/152 Sturt Street, Southbank Vic 3006

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$575,000 & \$610,000

Median sale price

Median price \$580,000 House Unit X Suburb Southbank

Period - From 01/04/2017 to 31/03/2018 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	1013/152 Sturt St SOUTHBANK 3006	\$604,000	12/05/2018
2	1304/152 Sturt St SOUTHBANK 3006	\$575,000	29/05/2018
3	1404/152 Sturt St SOUTHBANK 3006	\$560,000	24/02/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$575,000 - \$610,000

Median Unit Price

Year ending March 2018: \$580,000

Comparable Properties



1013/152 Sturt St SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$604,000

Method: Auction Sale

Date: 12/05/2018

Rooms: 3

Property Type: Apartment

Land Size: 77 sqm approx

1304/152 Sturt St SOUTHBANK 3006 (REI) Agent Comments



Price: \$575,000

Method: Private Sale

Date: 29/05/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Multi Storey)

1404/152 Sturt St SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$560,000

Method: Private Sale

Date: 24/02/2018

Rooms: 3

Property Type: Apartment