

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

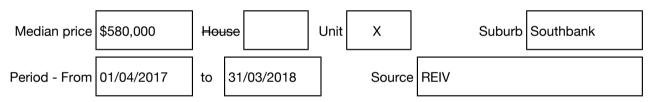
1305/152 Sturt Street, Southbank Vic 3006

Indicative selling price

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

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

Median sale price



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.

Account - VICPROP

propertydata

Generated: 28/06/2018 20:47

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Kelvin Leong 0451189888 kelvin.leong@vicprop.com.au





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

Agent Comments



Price: \$575,000 Method: Private Sale Date: 29/05/2018 Rooms: -Property Type: Flat/Unit/Apartment (Multi Storey)

1304/152 Sturt St SOUTHBANK 3006 (REI)



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

Account - VICPROP

Generated: 28/06/2018 20:47

REIV Propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.