

## 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

10/161-173 Sturt Street Southbank VIC 3006

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$554,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2020

to

31 Aug 2021

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

107/152-166 Sturt Street Southbank VIC 3006	\$550,000	01-Jul-21
403/221 Sturt Street Southbank VIC 3006	\$580,000	15-Jun-21
3/89 Dodds Street Southbank VIC 3006	\$610,000	12-Jun-21

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: 29 September 2021



**107/152-166 Sturt Street Southbank VIC 3006** Sold Price **\$550,000** Sold Date **01-Jul-21**

2 2 1

Distance **0.31km**



**403/221 Sturt Street Southbank VIC 3006** Sold Price **\$580,000** Sold Date **15-Jun-21**

2 1 1

Distance **0.17km**



**3/89 Dodds Street Southbank VIC 3006** Sold Price **\$610,000** Sold Date **12-Jun-21**

2 1 1

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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