

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for Sale

Address Including suburb and postcode

1102/152 Sturt Street, Southbank VIC 3006

Indicative selling price

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

Single price

\$

or range between

\$420,000

&

\$450,000

Median sale price

Median price

\$400,000

*House

*unit

X

Suburb
or locality

SOUTHBANK

Period - From

2017 Q2

to

2018 Q2

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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. 2606/63 Whiteman St, SOUTHBANK	\$445,000	21/07/2018
2. 1010/163 City Road, SOUTHBANK	\$425,000	12/05/2018
3. 1011/180 City Road, SOUTHBANK	\$430,000	22/03/2018

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.