

# 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 44/120-150 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)

Range between \$600,000 & \$630,000

### Median sale price

Median price \$595,000 Property Type Unit Suburb Southbank

Period - From 01/10/2020 to 31/12/2020 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	99/120 Sturt St SOUTHBANK 3006	\$680,000	23/11/2020
2	1303/152 Sturt St SOUTHBANK 3006	\$608,000	24/10/2020
3	211/221 Sturt St SOUTHBANK 3006	\$585,000	03/03/2021

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.~~

This Statement of Information was prepared on: 22/03/2021 16:21



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**Property Type:** Apartment  
**Agent Comments**  
Internal size approx. 78sqm

**Indicative Selling Price**  
\$600,000 - \$630,000  
**Median Unit Price**  
December quarter 2020: \$595,000

## Comparable Properties



**99/120 Sturt St SOUTHBANK 3006 (VG)**

[Agent Comments](#)

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**Price:** \$680,000  
**Method:** Sale  
**Date:** 23/11/2020  
**Property Type:** Flat/Unit/Apartment (Res)

**1303/152 Sturt St SOUTHBANK 3006 (VG)**

[Agent Comments](#)

2   -   -

**Price:** \$608,000  
**Method:** Sale  
**Date:** 24/10/2020  
**Property Type:** Flat/Unit/Apartment (Res)



**211/221 Sturt St SOUTHBANK 3006 (REI)**

[Agent Comments](#)

2   1   1

**Price:** \$585,000  
**Method:** Private Sale  
**Date:** 03/03/2021  
**Property Type:** Apartment