

# Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

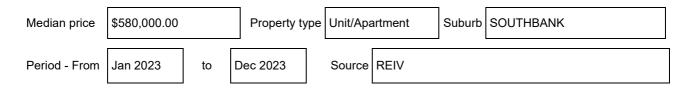
## Property offered for sale

Address Including suburb and postcode

#### Indicative selling price

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

### Median sale price



## Comparable property sales

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
3810/70 Southbank Blvd SOUTHBANK 3006	\$421,500.00	12/12/2023
2302/109 Clarendon St SOUTHBANK 3006	\$418,000.00	16/11/2023
266/100 Kavanagh St SOUTHBANK 3006	\$415,000.00	9/01/2024

This Statement of Information was prepared on: Monday 04th March 2024

