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## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

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### PROPERTY OFFERED FOR SALE

**507 & 508/26 Southgate Avenue, Southbank, VIC 3006**

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### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$1,050,000 & \$1,150,000**

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### MEDIAN SALE PRICE

**Median price \$550,000 | Unit | Southbank (3006)**

**Period - From 1 March 2017 to 28 February 2018 | Source - CoreLogic**

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### 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
<b>806/8 KAVANAGH STREET, SOUTHBANK VIC 3006</b>	<b>\$1,050,000</b>	<b>25/07/2017</b>
<b>3601/7 RIVERSIDE QUAY, SOUTHBANK VIC 3006</b>	<b>\$1,167,000</b>	<b>25/10/2017</b>
<b>4303/1 QUEENSBRIDGE SQUARE, SOUTHBANK VIC 3006</b>	<b>\$1,050,000</b>	<b>28/06/2017</b>