

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

3704/241-243 CITY ROAD SOUTHBANK VIC 3006

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2023

to

30 Sep 2024

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

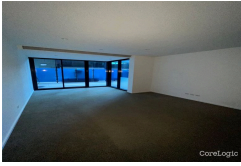
Date of sale

613/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$738,000	02-Jul-24
1201/25-29 COVENTRY STREET SOUTHBANK VIC 3006	\$760,000	18-Sep-24
1510/25-29 COVENTRY STREET SOUTHBANK VIC 3006	\$780,000	02-May-24

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: 27 October 2024

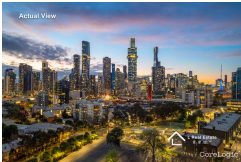


**613/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$738,000** Sold Date **02-Jul-24**

Distance **0.19km**



**1201/25-29 COVENTRY STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$760,000** Sold Date **18-Sep-24**

Distance **0.94km**



**1510/25-29 COVENTRY STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$780,000** Sold Date **02-May-24**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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