

## 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

133-139 CITY ROAD SOUTHBANK VIC 3006

### Indicative selling price

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

Single Price

or range  
between

\$538,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2023

to

30 Jun 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

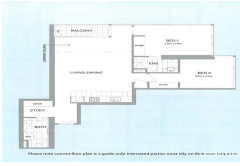
1813/151 CITY ROAD SOUTHBANK VIC 3006	\$608,000	13-Apr-24
2705/151 CITY ROAD SOUTHBANK VIC 3006	\$630,000	03-Apr-24
3409/151 CITY ROAD SOUTHBANK VIC 3006	\$620,000	17-Mar-24

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: 30 July 2024

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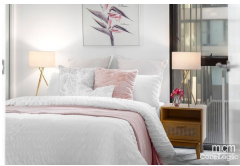
**1813/151 CITY ROAD SOUTHBANK VIC 3006** Sold Price **\$608,000** Sold Date **13-Apr-24**  
 Distance **0.03km**  
 2 2 1



**2705/151 CITY ROAD SOUTHBANK VIC 3006** Sold Price **\$630,000** Sold Date **03-Apr-24**  
 Distance **0.03km**  
 2 2 1



**3409/151 CITY ROAD SOUTHBANK VIC 3006** Sold Price **\$620,000** Sold Date **17-Mar-24**  
 Distance **0.04km**  
 2 2 1



**62/88 KAVANAGH STREET SOUTHBANK VIC 3006** Sold Price **\$610,000** Sold Date **21-May-24**  
 Distance **0.14km**  
 2 2 1

RS = Recent sale      UN = Undisclosed Sale

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