

## 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

912/180 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

\$509,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$556,250

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2019

to

31 Aug 2020

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

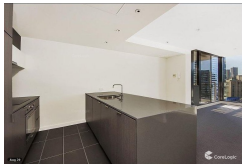
Date of sale

133-139 City Road Southbank VIC 3006	\$518,800	18-Jun-20
311/88 Kavanagh Street Southbank VIC 3006	\$541,500	17-May-20
88/38 Kavanagh Street Southbank VIC 3006	\$490,000	24-Apr-20

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: 29 September 2020



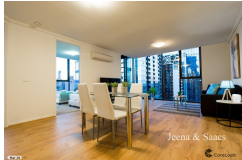
**133-139 City Road Southbank VIC 3006**

Sold Price

<sup>RS</sup> **\$518,800** Sold Date **18-Jun-20**

 2  1  1

Distance **0.15km**



**311/88 Kavanagh Street Southbank VIC 3006**

Sold Price

**\$541,500** Sold Date **17-May-20**

 2  1  1

Distance **0.15km**



**88/38 Kavanagh Street Southbank VIC 3006**

Sold Price

**\$490,000** Sold Date **24-Apr-20**

 2  1  1

Distance **0.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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