

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

811/81 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

\$380,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2023

to

31 Oct 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

249/22 KAVANAGH STREET SOUTHBANK VIC 3006	\$405,000	19-Sep-24
4410/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$430,000	26-Aug-24
1702/135 CITY ROAD SOUTHBANK VIC 3006	\$390,000	07-Oct-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: 23 November 2024

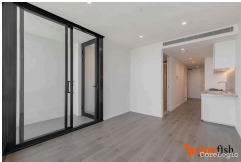


**249/22 KAVANAGH STREET
SOUTHBANK VIC 3006**

 1  1  1

Sold Price **\$405,000** Sold Date **19-Sep-24**

Distance **0.06km**



**4410/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

 1  1  -

Sold Price **\$430,000** Sold Date **26-Aug-24**

Distance **0.14km**



**1702/135 CITY ROAD SOUTHBANK
VIC 3006**

 1  1  -

Sold Price ^{RS} **\$390,000** Sold Date **07-Oct-24**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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