

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

165/173 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,499

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2022

to

28 Feb 2023

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

2104/180 CITY ROAD SOUTHBANK VIC 3006	\$363,000	24-Nov-22
1113/9 POWER STREET SOUTHBANK VIC 3006	\$366,000	19-Oct-22
604/152-166 STURT STREET SOUTHBANK VIC 3006	\$355,000	22-Dec-22

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: 16 March 2023



2104/180 CITY ROAD SOUTHBANK VIC 3006

Sold Price

\$363,000

Sold Date

24-Nov-22

1

1

-

Distance

0.12km

1113/9 POWER STREET SOUTHBANK VIC 3006

Sold Price

\$366,000

Sold Date

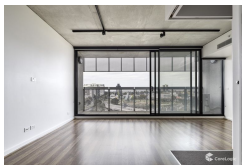
19-Oct-22

1

1

-

Distance

0.2km

604/152-166 STURT STREET SOUTHBANK VIC 3006

Sold Price

\$355,000

Sold Date

22-Dec-22

1

1

-

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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