



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 2207/241 City Road, Southbank, 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$490,000.00 & \$539,000.00

Median sale price

Median price \$556,000.00 Property type Unit/Apartment Suburb SOUTHBANK
Period - From Jan 2022 to Dec 2022 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3203/283 City Rd SOUTHBANK 3006	\$530,000.00	13/02/2023
1106/109 Clarendon St SOUTHBANK 3006	\$504,000.00	20/03/2023
3603/80 Abeckett St MELBOURNE 3000	\$500,000.00	24/02/2023

This Statement of Information was prepared on: Wednesday 05th April 2023