

## 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

1305/61 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

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2023

to

30 Sep 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

805/65 DUDLEY STREET WEST MELBOURNE VIC 3003	491000	30-May-24
1904/33 MACKENZIE STREET MELBOURNE VIC 3000	470000	02-May-24
1407/45 CLARKE STREET SOUTHBANK VIC 3006	485000	24-Sep-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: 21 October 2024

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**805/65 DUDLEY STREET WEST  
 MELBOURNE VIC 3003**

2 2 -

Sold Price **491000** Sold Date **30-May-24**

Distance **1.89km**



**1904/33 MACKENZIE STREET  
 MELBOURNE VIC 3000**

2 2 -

Sold Price **470000** Sold Date **02-May-24**

Distance **1.59km**



**1407/45 CLARKE STREET  
 SOUTHBANK VIC 3006**

2 2 -

Sold Price <sup>RS</sup> **485000** Sold Date **24-Sep-24**

Distance **0.77km**

RS = Recent sale      UN = Undisclosed Sale

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