

# 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 3409/151 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)

Range between \$595,000 & \$650,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Southbank

Period - From 01/01/2023 to 31/12/2023 Source REIV

### 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 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
1	3412/151 City Rd SOUTHBANK 3006	\$650,000	11/12/2023
2	2006/151 City Rd SOUTHBANK 3006	\$648,000	03/01/2024
3	2502/151 City Rd SOUTHBANK 3006	\$648,000	29/01/2024

**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 six months.~~

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**Indicative Selling Price**

\$595,000 - \$650,000

**Median Unit Price**

Year ending December 2023: \$580,000



 2  2  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**3412/151 City Rd SOUTHBANK 3006 (REI/VG)** Agent Comments

 2  2  1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 11/12/2023

**Property Type:** Apartment



**2006/151 City Rd SOUTHBANK 3006 (REI/VG)** Agent Comments

 2  2  1

**Price:** \$648,000

**Method:** Private Sale

**Date:** 03/01/2024

**Property Type:** Apartment



**2502/151 City Rd SOUTHBANK 3006 (REI)** Agent Comments

 2  2  1

**Price:** \$648,000

**Method:** Private Sale

**Date:** 29/01/2024

**Property Type:** Apartment

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