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									
Range betweer	\$595,000		&		\$650,000				
Median sale p	rice								
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Southbank	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress 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.

This Statement of Information was prepared on:

08/03/2024 23:45



McGrath





Property Type: Apartment Agent Comments

Joo Ming (JM) Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Indicative Selling Price \$595,000 - \$650,000 Median Unit Price Year ending December 2023: \$580,000

Comparable Properties



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



Price: \$650,000 Method: Private Sale Date: 11/12/2023 Property Type: Apartment



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



Price: \$648,000 Method: Private Sale Date: 03/01/2024 Property Type: Apartment



2502/151 City Rd SOUTHBANK 3006 (REI)



Agent Comments

Price: \$648,000 Method: Private Sale Date: 29/01/2024 Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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