

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

2701/201 NORMANBY 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

\$1,473,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,999

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2022

to

30 Jun 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

3701/201 NORMANBY ROAD SOUTHBANK VIC 3006	\$1,420,150	23-Mar-23
2201/50 LORIMER STREET DOCKLANDS VIC 3008	\$1,900,000	09-May-23
3102/50 LORIMER STREET DOCKLANDS VIC 3008	\$1,820,000	04-Jun-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.

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**3701/201 NORMANBY ROAD
 SOUTHBANK VIC 3006**

3 2 2

Sold Price **\$1,420,150** Sold Date **23-Mar-23**

Distance **0km**

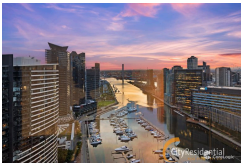


**2201/50 LORIMER STREET
 DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$1,900,000** Sold Date **09-May-23**

Distance **0.46km**



**3102/50 LORIMER STREET
 DOCKLANDS VIC 3008**

3 2 2

Sold Price **\$1,820,000** Sold Date **04-Jun-22**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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