

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

2605/283 CITY 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

\$588,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,499

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2021

to

31 May 2022

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

3304/283 CITY ROAD SOUTHBANK VIC 3006	\$610,000	07-Jun-22
3807/283 CITY ROAD SOUTHBANK VIC 3006	\$675,000	28-Jan-22
4411/45 CLARKE STREET SOUTHBANK VIC 3006	\$600,000	04-May-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.~~

This Statement of Information was prepared on: 14 June 2022



3304/283 CITY ROAD SOUTHBANK VIC 3006 Sold Price

^{RS} **\$610,000** Sold Date **07-Jun-22**

2 2 1

Distance -



3807/283 CITY ROAD SOUTHBANK VIC 3006 Sold Price

\$675,000 Sold Date **28-Jan-22**

2 2 1

Distance -



4411/45 CLARKE STREET SOUTHBANK VIC 3006

Sold Price

^{RS} **\$600,000** Sold Date **04-May-22**

2 2 2

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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