

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

407/ 250 City Road, Southbank VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$330,000

&

\$363,000

Median sale price

Median price

\$556,000

Property type

Unit

Suburb

Southbank

Period - From

16/03/2022

to

16/03/2023

Source

Propertydata.com.au

Comparable property sales

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	1210/ 105 Clarendon Street, Southbank VIC 3006	\$330,000	09/ 03/ 2023
1	1702/ 250 City Road, Southbank VIC 3006	\$315,000	10/ 02/ 2023
1	185/ 173 City Road, Southbank VIC 3006	\$341,000	19/ 01/ 2023

This Statement of Information was prepared on: 16/ 3/ 2023