

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

1404/245-251 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2023

to

31 Mar 2024

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

1801/245-251 CITY ROAD SOUTHBANK VIC 3006	\$571,000	03-Nov-22
3203/283 CITY ROAD SOUTHBANK VIC 3006	\$530,000	24-Jan-23
2003/50 HAIG STREET SOUTHBANK VIC 3006	\$545,000	05-Oct-23

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: 09 April 2024



**1801/245-251 CITY ROAD
SOUTHBANK VIC 3006**

Sold Price **\$571,000** Sold Date **03-Nov-22**

2 1 -

Distance **0km**



**3203/283 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price **\$530,000** Sold Date **24-Jan-23**

2 1 -

Distance **0.1km**



**2003/50 HAIG STREET
SOUTHBANK VIC 3006**

Sold Price **\$545,000** Sold Date **05-Oct-23**

2 1 -

Distance **0.25km**

RS = Recent sale **UN** = Undisclosed Sale

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