



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 1906/135 City Road, Southbank, 3006

Indicative selling price

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

Single price or range between \$470,000.00 & \$517,000.00

Median sale price

Median price \$556,000.00 Property type Unit/Apartment Suburb SOUTHBANK
Period - From Jan 2022 to Dec 2022 Source REIV

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 |
|---|--------------|--------------|
| 1310/70 Dorcas St SOUTHBANK 3006 | \$515,000.00 | 21/12/2022 |
| 401/97 Palmerston Cr SOUTH MELBOURNE 3205 | \$515,000.00 | 11/11/2022 |
| 115/38 Kavanagh St SOUTHBANK 3006 | \$511,000.00 | 10/10/2022 |

This Statement of Information was prepared on: Wednesday 25th January 2023