

# 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 4803/245 City Road, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$675,000

### Median sale price

Median price \$595,000

Property Type Unit

Suburb Southbank

Period - From 01/01/2024

to 31/03/2024

Source REIV

### 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 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	1410/45 Clarke St SOUTHBANK 3006	\$680,000	07/04/2024
2	82/100 Kavanagh St SOUTHBANK 3006	\$675,000	29/01/2024
3	3302/1 Balston St SOUTHBANK 3006	\$660,000	20/03/2024

**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 six months.~~

This Statement of Information was prepared on:

21/05/2024 09:20



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$675,000  
**Median Unit Price**  
March quarter 2024: \$595,000

## Comparable Properties



**1410/45 Clarke St SOUTHBANK 3006 (REI)**

Agent Comments



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 07/04/2024  
**Property Type:** Apartment



**82/100 Kavanagh St SOUTHBANK 3006 (REI/VG)**

Agent Comments



**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 29/01/2024  
**Property Type:** Apartment



**3302/1 Balston St SOUTHBANK 3006 (REI/VG)**

Agent Comments



**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 20/03/2024  
**Property Type:** Apartment

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811



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