

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

3708/61 City Road, Southbank Vic 3006

Indicative selling price

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

Range between \$530,000 & \$570,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Southbank

Period - From 01/01/2023

to 31/03/2023

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	2506/241 City Rd SOUTHBANK 3006	\$560,000	02/02/2023
2	1607/565 Flinders St MELBOURNE 3000	\$560,000	01/03/2023
3	1006/45 Clarke St SOUTHBANK 3006	\$551,000	24/02/2023

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:

05/06/2023 11:29

3708/61 City Road, Southbank Vic 3006

micm
real estate

Jenny Huo

03 9697 8888

0481 915 796

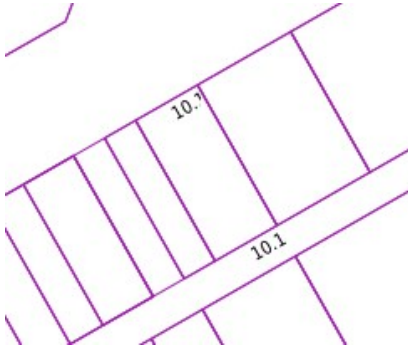
jennyh@micm.com.au

Indicative Selling Price

\$530,000 - \$570,000

Median Unit Price

March quarter 2023: \$550,000



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



2506/241 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 02/02/2023

Property Type: Apartment



1607/565 Flinders St MELBOURNE 3000 (REI)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 01/03/2023

Property Type: Apartment



1006/45 Clarke St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$551,000

Method: Private Sale

Date: 24/02/2023

Rooms: 4

Property Type: Apartment

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.