## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

le						
3704/241-243 CITY ROAD SOUTHBANK VIC 3006						
e see consumer.vi	c.gov.au	ı/underquoting (*	Delete single	price	or range a	s applicable)
		or range between \$690		\$690,000 &		\$730,000
pplicable)						
\$515,000	Property type Ur		Unit		Suburb	Southbank
01 Jan 2024	to	to 31 Dec 2024 So		urce	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						
	aro4/241-243  e see consumer.vic  pplicable)  \$515,000  01 Jan 2024  sales (*Delete And properties sold with only september)	asales (*Delete A or B to properties sold within two-nt's representative consider.	arange between  3704/241-243 CITY ROAD SOUTHE  or range between  pplicable)  \$515,000 Property type  01 Jan 2024 to 31 Dec 2024  sales (*Delete A or B below as application properties sold within two kilometres of the ofts representative considers to be most corrected.	e see consumer.vic.gov.au/underquoting (*Delete single or range between \$690,000 \$15,000 Property type Unit  O1 Jan 2024 to 31 Dec 2024 Solutions (*Delete A or B below as applicable)  properties sold within two kilometres of the property for this representative considers to be most comparable to the solutions and the solutions of the property for this representative considers to be most comparable to the solutions of the property for this representative considers to be most comparable to the solutions of the property for this representative considers to be most comparable to the solutions of the property for this representative considers to be most comparable to the solutions of the property for this representative considers to be most comparable to the solutions of the property for this property for the proper	asales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sale in the representative considers to be most comparable to the property in the sale in the s	are see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$690,000 &  pplicable)  \$515,000 Property type Unit Suburb  01 Jan 2024 to 31 Dec 2024 Source  sales (*Delete A or B below as applicable)  properties sold within two kilometres of the property for sale in the last 6 of the representative considers to be most comparable to the property for sale in the last 6 of the p

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: 30 January 2025



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