

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

1702/250 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

or range
between

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,750

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2021

to

30 Nov 2022

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

1105/135 CITY ROAD SOUTHBANK VIC 3006	\$350,000	08-Jun-22
907/109-117 CLARENDON STREET SOUTHBANK VIC 3006	\$300,000	06-Sep-22
908/22 DORCAS STREET SOUTHBANK VIC 3006	\$340,000	26-Aug-22

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: 01 December 2022



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**1105/135 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$350,000

Sold Date

08-Jun-22



1



1



1

Distance

0.42km



**907/109-117 CLARENDON STREET
SOUTHBANK VIC 3006**

Sold Price

\$300,000

Sold Date

06-Sep-22



1



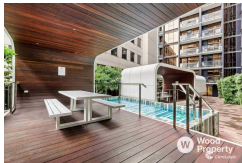
1



1

Distance

0.24km



**908/22 DORCAS STREET
SOUTHBANK VIC 3006**

Sold Price

\$340,000

Sold Date

26-Aug-22



1



1



1

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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