

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

3004/241 City Road, Southbank Vic 3006

Indicative selling price

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

Range between \$660,000

&

\$700,000

Median sale price

Median price \$556,000

Property Type Unit

Suburb Southbank

Period - From 01/01/2022

to 31/12/2022

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	3911/1 Balston St SOUTHBANK 3006	\$660,888	21/02/2023
2	3909/151 City Rd SOUTHBANK 3006	\$655,888	14/03/2023
3	147/100 Kavanagh St SOUTHBANK 3006	\$640,000	22/03/2023

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:

01/04/2023 09:02



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3911/1 Balston St SOUTHBANK 3006 (REI/VG) **Agent Comments**



Price: \$660,888

Method: Private Sale

Date: 21/02/2023

Property Type: Apartment



3909/151 City Rd SOUTHBANK 3006 (REI) **Agent Comments**



Price: \$655,888

Method: Private Sale

Date: 14/03/2023

Property Type: Apartment



147/100 Kavanagh St SOUTHBANK 3006 (REI) **Agent Comments**



Price: \$640,000

Method: Private Sale

Date: 22/03/2023

Property Type: Apartment