

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

2611/151 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2023

to

31 Jan 2024

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

2409/283 CITY ROAD SOUTHBANK VIC 3006	\$505,000	12-Dec-23
2403/151 CITY ROAD SOUTHBANK VIC 3006	\$535,000	15-Nov-23
1110/163 CITY ROAD SOUTHBANK VIC 3006	\$483,000	03-Nov-23

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: 29 February 2024



2409/283 CITY ROAD SOUTHBANK VIC 3006 Sold Price ^{RS} **\$505,000** ^{UN} Sold Date **12-Dec-23**

2 1 1

Distance **0.56km**



2403/151 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$535,000** Sold Date **15-Nov-23**

2 1 1

Distance **0.01km**



1110/163 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$483,000** Sold Date **03-Nov-23**

2 1 1

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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