

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	905/250 City Road, Southbank, VIC 3006
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Indicative selling price

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

Single Price	\$303,000
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Median sale price

Median price	\$600,000	Property Type	Apartment	Suburb	Southbank (3006)
Period - From	01/01/2022	to	31/12/2022	Source	realestate.com.au

Comparable property sales

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.
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Address of comparable property	Price	Date of sale
1219/65 COVENTRY STREET, SOUTHBANK VIC 3006	\$325,000	10/01/2023
1014/65 COVENTRY STREET, SOUTHBANK VIC 3006	\$295,000	16/12/2022
102/144 CLARENDON STREET, SOUTHBANK VIC 3006	\$280,000	16/12/2022

This Statement of Information was prepared on:	23/01/2023
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