

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

3208/135 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

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2024

to

31 Dec 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

1602/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$350,000	11-Dec-24
1414/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$340,000	01-Aug-24
2405/48 BALSTON STREET SOUTHBANK VIC 3006	\$320,000	10-Oct-24

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: 13 January 2025



1602/70 SOUTHBANK BOULEVARD Sold Price

^{RS} **\$350,000** Sold Date **11-Dec-24**

1 1 -

Distance **0.06km**



1414/70 SOUTHBANK BOULEVARD Sold Price

\$340,000 Sold Date **01-Aug-24**

1 1 -

Distance **0.07km**



2405/48 BALSTON STREET Sold Price

\$320,000 Sold Date **10-Oct-24**

1 1 -

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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