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

2412/283-291 City Road, South Melbourne Vic 3205

Indicative selling price

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

Single price | $300,000

Median sale price

| Median price | $600,000 | Property Type | Unit | Suburb | South Melbourne |
| Period - From | 07/05/2019 | to | 06/05/2020 | 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.

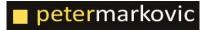|	Address of comparable property	Price	Date of sale
1	1106/70 Southbank Blvd SOUTHBANK 3006	$395,500	06/05/2020
2	1204/63 Whiteman St SOUTHBANK 3006	$375,000	30/04/2020
3	503/565 Flinders St MELBOURNE 3000	$298,000	09/04/2020

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: | 07/05/2020 10:23

CONSUMER AFFAIRS VICTORIA

Property Type:
Agent Comments

Indicative Selling Price
$300,000
Median Unit Price
07/05/2019 - 06/05/2020: $600,000

Comparable Properties

1106/70 Southbank Blvd SOUTHBANK 3006 (REI)

🛏 1   🛁 1   🚗 -

Price: $395,500
Method: Private Sale
Date: 06/05/2020
Rooms: 2
Property Type: Apartment

Agent Comments

1204/63 Whiteman St SOUTHBANK 3006 (REI)

🛏 1   🛁 1   🚗 -

Price: $375,000
Method: Private Sale
Date: 30/04/2020
Property Type: Apartment

Agent Comments

503/565 Flinders St MELBOURNE 3000 (REI)

🛏 1   🛁 1   🚗 -

Price: $298,000
Method: Private Sale
Date: 09/04/2020
Rooms: 2
Property Type: Apartment

Agent Comments

REIV   propertydata.com.au