

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

1101/61 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,499

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2022

to

31 Mar 2023

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

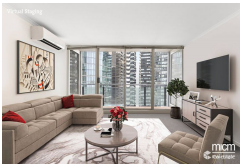
181/88-98 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$560,000	09-Mar-23
1913/180 CITY ROAD SOUTHBANK VIC 3006	\$580,888	29-Mar-23
1906/151 CITY ROAD SOUTHBANK VIC 3006	\$630,888	21-Apr-23

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: 26 April 2023

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**181/88-98 SOUTHBANK
 BOULEVARD SOUTHBANK VIC
 3006**

 2  1  1

Sold Price **\$560,000** Sold Date **09-Mar-23**

Distance **0.18km**

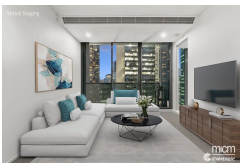


**1913/180 CITY ROAD SOUTHBANK
 VIC 3006**

 2  1  1

Sold Price ^{RS} **\$580,888** Sold Date **29-Mar-23**

Distance **0.4km**



**1906/151 CITY ROAD SOUTHBANK
 VIC 3006**

 2  2  1

Sold Price ^{RS} **\$630,888** Sold Date **21-Apr-23**

Distance **0.29km**

RS = Recent sale **UN** = Undisclosed Sale

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