

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

157/183 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

\$588,000

&

\$628,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2023

to

31 Aug 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

277/183 CITY ROAD SOUTHBANK VIC 3006	\$630,000	01-Aug-24
167/173 CITY ROAD SOUTHBANK VIC 3006	\$570,000	30-Aug-24
174/173 CITY ROAD SOUTHBANK VIC 3006	\$618,800	11-Sep-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: 16 September 2024



**277/183 CITY ROAD SOUTHBANK
VIC 3006**

 2  1  1

Sold Price

\$630,000

Sold Date **01-Aug-24**

Distance

0km



**167/173 CITY ROAD SOUTHBANK
VIC 3006**

 2  1  1

Sold Price

^{RS} **\$570,000**

Sold Date **30-Aug-24**

Distance

0.05km



**174/173 CITY ROAD SOUTHBANK
VIC 3006**

 2  1  1

Sold Price

^{RS} **\$618,800**

Sold Date **11-Sep-24**

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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