

# 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 133 City Road, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$726,000

### Median sale price

Median price \$597,694 Property Type Unit Suburb Southbank  
Period - From 01/07/2023 to 30/06/2024 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	1902/133-135 City Rd SOUTHBANK 3006	\$580,000	28/11/2023
2	3104/133 City Rd SOUTHBANK 3006	\$575,000	31/07/2023
3	3205/133-139 City Rd SOUTHBANK 3006	\$615,000	22/12/2022

**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.~~

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Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$660,000 - \$726,000  
Median Unit Price  
Year ending June 2024: \$597,694

## Comparable Properties



1902/133-135 City Rd SOUTHBANK 3006 (REI) Agent Comments

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Price: \$580,000  
Method: Private Sale  
Date: 28/11/2023  
Property Type: Apartment



3104/133 City Rd SOUTHBANK 3006 (REI) Agent Comments

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Price: \$575,000  
Method: Private Sale  
Date: 31/07/2023  
Property Type: Apartment  
Land Size: 79 sqm approx



3205/133-139 City Rd SOUTHBANK 3006 (REI) Agent Comments

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Price: \$615,000  
Method: Private Sale  
Date: 22/12/2022  
Property Type: Apartment