

## 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

606/163 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

30 Apr 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

2409/45 CLARKE STREET SOUTHBANK VIC 3006	\$480,000	10-Jan-24
3001/245-251 CITY ROAD SOUTHBANK VIC 3006	\$460,000	10-Jan-24
126/285-291 CITY ROAD SOUTHBANK VIC 3006	\$450,000	13-Feb-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: 22 May 2024



**2409/45 CLARKE STREET  
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **\$480,000** Sold Date **10-Jan-24**

Distance **0.4km**



**3001/245-251 CITY ROAD  
SOUTHBANK VIC 3006**

 2  1  -

Sold Price **\$460,000** Sold Date **10-Jan-24**

Distance **0.37km**



**126/285-291 CITY ROAD  
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **\$450,000** Sold Date **13-Feb-24**

Distance **0.48km**

RS = Recent sale      UN = Undisclosed Sale

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