

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

2103/250 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

\$329,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2022

to

30 Nov 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

| | | |
|---------------------------------------|-----------|-----------|
| 2303/250 CITY ROAD SOUTHBANK VIC 3006 | \$340,000 | 12-Aug-23 |
| 206/183 CITY ROAD SOUTHBANK VIC 3006 | \$350,000 | 03-Aug-23 |
| 1402/250 CITY ROAD SOUTHBANK VIC 3006 | \$342,500 | 12-Jul-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: 01 December 2023



2303/250 CITY ROAD SOUTHBANK Sold Price **\$340,000** Sold Date **12-Aug-23**
VIC 3006

1 1 -

Distance **0km**



206/183 CITY ROAD SOUTHBANK Sold Price **\$350,000** Sold Date **03-Aug-23**
VIC 3006

1 1 -

Distance **0.22km**



1402/250 CITY ROAD SOUTHBANK Sold Price **\$342,500** Sold Date **12-Jul-23**
VIC 3006

1 1 -

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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