

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

1902/133-135 City Road, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$595,000

Median sale price

Median price

\$563,944

Property Type

Unit

Suburb

Southbank

Period - From

01/04/2023

to

30/06/2023

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	197/173 City Rd SOUTHBANK 3006	\$595,000	31/05/2023
2	3308/283 City Rd SOUTHBANK 3006	\$590,000	20/08/2023
3	1612/180 City Rd SOUTHBANK 3006	\$585,888	28/08/2023

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.~~

This Statement of Information was prepared on:

09/10/2023 08:55



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$580,000 - \$595,000
Median Unit Price
June quarter 2023: \$563,944

Comparable Properties

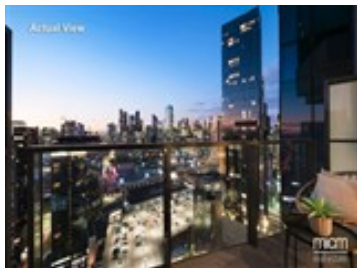


197/173 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 1

Price: \$595,000
Method: Private Sale
Date: 31/05/2023
Property Type: Apartment
Land Size: 86 sqm approx



3308/283 City Rd SOUTHBANK 3006 (REI)

Agent Comments

2 1 1

Price: \$590,000
Method: Private Sale
Date: 20/08/2023
Property Type: Apartment

1612/180 City Rd SOUTHBANK 3006 (REI)

Agent Comments

2 1 1

Price: \$585,888
Method: Private Sale
Date: 28/08/2023
Property Type: Apartment