

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

4907/245-251 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

\$560,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2023

to

31 Mar 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

1901/283 CITY ROAD SOUTHBANK VIC 3006	\$550,000	01-Nov-23
2201/50 HAIG STREET SOUTHBANK VIC 3006	\$555,000	13-Nov-23
107/183 CITY ROAD SOUTHBANK VIC 3006	\$588,000	12-Dec-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: 23 April 2024



**1901/283 CITY ROAD SOUTHBANK
VIC 3006**

 2  1  1

Sold Price

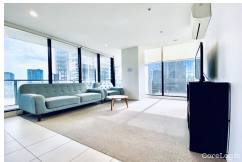
\$550,000

Sold Date

01-Nov-23

Distance

0.1km



**2201/50 HAIG STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price

\$555,000

Sold Date

13-Nov-23

Distance

0.25km



**107/183 CITY ROAD SOUTHBANK
VIC 3006**

 2  1  1

Sold Price

\$588,000

Sold Date

12-Dec-23

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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