

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

2107/283 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

\$319,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2023

to

31 Jan 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

2903/58 CLARKE STREET SOUTHBANK VIC 3006	\$310,000	29-Nov-23
1104/50 HAIG STREET SOUTHBANK VIC 3006	\$310,000	04-Nov-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: 29 February 2024



**2903/58 CLARKE STREET
 SOUTHBANK VIC 3006**

 1  1  1

Sold Price **\$310,000** Sold Date **29-Nov-23**

Distance **0.08km**



**1104/50 HAIG STREET
 SOUTHBANK VIC 3006**

 1  1  -

Sold Price Sold Date **04-Nov-23**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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