

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 94/285 City Road, Southbank Vic 3006

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$569,000

Property Type Unit

Suburb Southbank

Period - From 01/07/2024

to 30/09/2024

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	4803/245 City Rd SOUTHBANK 3006	\$650,500	29/08/2024
2	2005/63 Whiteman St SOUTHBANK 3006	\$621,888	07/08/2024
3	1904/241 City Rd SOUTHBANK 3006	\$621,000	28/06/2024

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:

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Property Type: Serviced
Apartments/Holiday Units (Res)

Land Size: 547 sqm approx

Agent Comments

Indicative Selling Price

\$650,000

Median Unit Price

September quarter 2024: \$569,000

Comparable Properties



4803/245 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$650,500

Method: Private Sale

Date: 29/08/2024

Rooms: 4

Property Type: Apartment



2005/63 Whiteman St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$621,888

Method: Private Sale

Date: 07/08/2024

Property Type: Apartment



1904/241 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$621,000

Method: Private Sale

Date: 28/06/2024

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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