

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

2504/245-251 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2022

to

31 Aug 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

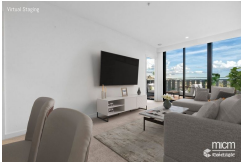
Date of sale

1005/45 CLARKE STREET SOUTHBANK VIC 3006	\$550,000	31-May-23
3404/45 CLARKE STREET SOUTHBANK VIC 3006	\$573,750	11-Apr-23
3306/241-243 CITY ROAD SOUTHBANK VIC 3006	\$572,000	19-Apr-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: 25 September 2023



**1005/45 CLARKE STREET
 SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$550,000** Sold Date **31-May-23**

Distance **0.03km**



**3404/45 CLARKE STREET
 SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$573,750** Sold Date **11-Apr-23**

Distance **0.03km**



**3306/241-243 CITY ROAD
 SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$572,000** Sold Date **19-Apr-23**

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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