

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

2104/135 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

\$580,000

or range
between

&

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

912/151 CITY ROAD SOUTHBANK VIC 3006	\$585,000	09-Aug-23
3005/135 CITY ROAD SOUTHBANK VIC 3006	\$600,888	24-Jul-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: 26 September 2023



**first
national**
REAL ESTATE | Avant

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**912/151 CITY ROAD SOUTHBANK
VIC 3006**

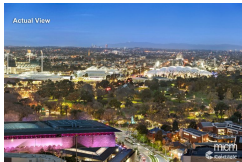
Sold Price

\$585,000

Sold Date **09-Aug-23**

2 2 1

Distance **0.03km**



**3005/135 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

^{RS} **\$600,888**

Sold Date **24-Jul-23**

2 2 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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