

## 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

135/183 City Road Southbank VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$360,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$544,444

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2019

to

31 May 2020

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

|   |           |           |
|---|-----------|-----------|
| 265/183 City Road Southbank VIC 3006        | \$432,500 | 18-Feb-20 |
| 3303/118 Kavanagh Street Southbank VIC 3006 | \$390,000 | 18-Oct-19 |
|   |           |           |

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: 12 June 2020



**265/183 City Road Southbank VIC 3006**

 1
  1
  1

Sold Price

**\$432,500**

Sold Date

**18-Feb-20**

Distance

-



**3303/118 Kavanagh Street Southbank VIC 3006**

 1
  1
  -

Sold Price

**\$390,000**

Sold Date

**18-Oct-19**

Distance

**0.05km**

RS = Recent sale

UN = Undisclosed Sale

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