

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

1607/135 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

or range
between

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$566,250

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2021

to

31 Oct 2022

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

1001/135 CITY ROAD SOUTHBANK VIC 3006	\$310,000	15-Jul-21
1009/135 CITY ROAD SOUTHBANK VIC 3006	\$335,000	03-Oct-21
1104/135 CITY ROAD SOUTHBANK VIC 3006	\$350,000	11-Jan-22

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: 02 November 2022



**1001/135 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$310,000

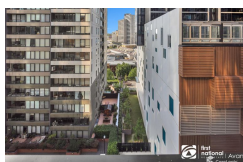
Sold Date

15-Jul-21

 1  1  -

Distance

0km



**1009/135 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$335,000

Sold Date

03-Oct-21

 1  1  -

Distance

0km



**1104/135 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$350,000

Sold Date

11-Jan-22

 1  1  1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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