

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

3402/245 City Road, Southbank Vic 3006

Indicative selling price

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

Range between

\$630,000

&

\$650,000

Median sale price

Median price

\$585,888

Property Type

Unit

Suburb

Southbank

Period - From

01/07/2023

to

30/09/2023

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	2504/241 City Rd SOUTHBANK 3006	\$680,000	04/10/2023
2	3004/241 City Rd SOUTHBANK 3006	\$660,000	26/06/2023
3	1802/245 City Rd SOUTHBANK 3006	\$620,000	18/10/2023

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:

27/11/2023 14:32



2 2 1

Property Type: Apartment
Land Size: 70 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$650,000
Median Unit Price
September quarter 2023: \$585,888

Comparable Properties



2504/241 City Rd SOUTHBANK 3006 (REI)

Agent Comments

2 2 1

Price: \$680,000
Method: Private Sale
Date: 04/10/2023
Property Type: Apartment

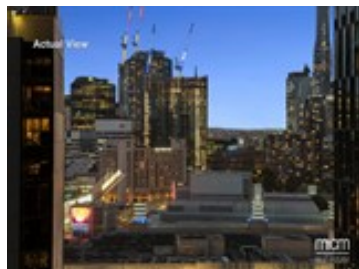


3004/241 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$660,000
Method: Private Sale
Date: 26/06/2023
Property Type: Apartment



1802/245 City Rd SOUTHBANK 3006 (REI)

Agent Comments

2 2 1

Price: \$620,000
Method: Private Sale
Date: 18/10/2023
Property Type: Apartment