

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

2004/180 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,499

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2022

to

31 Mar 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

611/152-166 STURT STREET SOUTHBANK VIC 3006	\$398,500	28-Jan-23
1206/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$390,000	21-Oct-22
1904/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$388,000	11-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: 26 April 2023


**611/152-166 STURT STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price \$398,500 Sold Date 28-Jan-23
Distance 0.42km

**1206/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price \$390,000 Sold Date 21-Oct-22
Distance 0.17km

**1904/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price ^{RS} \$388,000 Sold Date 11-Apr-23
Distance 0.17km
RS = Recent sale

UN = Undisclosed Sale

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