

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

3104/250 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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2020

to

31 Oct 2021

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

3307/241-243 City Road Southbank VIC 3006	\$495,000	04-Sep-21
2701/283 City Road Southbank VIC 3006	\$490,000	11-Oct-21
2904/283 City Road Southbank VIC 3006	\$435,000	18-Aug-21

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: 09 November 2021

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3307/241-243 City Road Southbank VIC 3006 Sold Price **\$495,000** Sold Date **04-Sep-21**

 2  1  1

Distance **0.1km**



2701/283 City Road Southbank VIC 3006 Sold Price ^{RS} **\$490,000** Sold Date **11-Oct-21**

 2  1  1

Distance **0.19km**



2904/283 City Road Southbank VIC 3006 Sold Price **\$435,000** Sold Date **18-Aug-21**

 1  1  -

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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