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

1403/283 City Road, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$500,000		&		\$550,000					
Median sale pi	rice									
Median price	\$620,000	Pro	operty Type	Unit			Suburb	Southbank		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1901/283 City Rd SOUTHBANK 3006	\$550,000	01/11/2023
2	1505/241 City Rd SOUTHBANK 3006	\$515,888	24/11/2023
3	2409/283 City Rd SOUTHBANK 3006	\$505,000	12/12/2023

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:

13/02/2024 14:42



1403/283 City Road, Southbank Vic 3006

Mc**Grath**

Leon Li 0450470207 leonli@mcgrath.com.au





Property Type: Apartment Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price December quarter 2023: \$620,000

Comparable Properties

1901/283 City Rd SOUTHBANK 3006 (REI)



Price: \$550,000 Method: Private Sale Date: 01/11/2023 Rooms: 3 Property Type: Apartment Agent Comments

1505/241 City Rd SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$515,888 Method: Private Sale Date: 24/11/2023 Property Type: Apartment



2409/283 City Rd SOUTHBANK 3006 (REI)



Agent Comments

Price: \$505,000 Method: Private Sale Date: 12/12/2023 Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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