

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

1205/81 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2023

to

31 Aug 2024

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

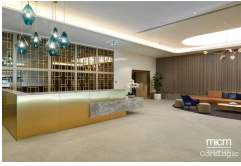
Date of sale

2013/81 CITY ROAD SOUTHBANK VIC 3006	\$792,000	02-Feb-24
2113/81 CITY ROAD SOUTHBANK VIC 3006	\$820,000	28-Apr-24

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: 22 September 2024



**2013/81 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price **\$792,000** Sold Date **02-Feb-24**

 2  2  -

Distance **0km**



**2113/81 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price **\$820,000** Sold Date **28-Apr-24**

 2  2  -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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