

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

2603/201 NORMANBY 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

\$812,400

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2022

to

30 Jun 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

199 NORMANBY ROAD SOUTHBANK VIC 3006	-	21-Jan-22
19/66 MONTAGUE STREET SOUTH MELBOURNE VIC 3205	\$800,000	13-Nov-22
803/50 LORIMER STREET DOCKLANDS VIC 3008	\$982,000	03-May-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.~~

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**199 NORMANBY ROAD
 SOUTHBANK VIC 3006**

2 2 1

Sold Price - Sold Date **21-Jan-22**

Distance **0km**



**19/66 MONTAGUE STREET SOUTH
 MELBOURNE VIC 3205**

2 2 1

Sold Price **\$800,000** Sold Date **13-Nov-22**

Distance **0.16km**



**803/50 LORIMER STREET
 DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$982,000** Sold Date **03-May-23**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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