

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

2705/151 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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2023

to

29 Feb 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

3003/135 CITY ROAD SOUTHBANK VIC 3006	\$620,000	17-Jan-24
3502/135 CITY ROAD SOUTHBANK VIC 3006	\$639,000	15-Jan-24
2802/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$638,000	11-Jan-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: 18 March 2024



**3003/135 CITY ROAD SOUTHBANK
VIC 3006**

 2  2  1

Sold Price

^{RS} **\$620,000**

Sold Date

17-Jan-24

Distance

0.03km



**3502/135 CITY ROAD SOUTHBANK
VIC 3006**

 2  2  1

Sold Price

\$639,000

Sold Date

15-Jan-24

Distance

0.03km



**2802/118 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

\$638,000

Sold Date

11-Jan-24

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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