

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

811/81 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

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2023

to

31 Mar 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

6310/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006

\$475,000

07-Feb-24

3914/60 KAVANAGH STREET SOUTHBANK VIC 3006

\$486,000

23-Feb-24

1011/180 CITY ROAD SOUTHBANK VIC 3006

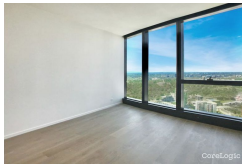
\$440,000

11-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: 27 April 2024



6310/70 SOUTHBANK BOULEVARD Sold Price
SOUTHBANK VIC 3006

\$475,000 Sold Date **07-Feb-24**

1 1 -

Distance **0.14km**

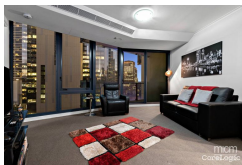


3914/60 KAVANAGH STREET
SOUTHBANK VIC 3006

Sold Price **\$486,000** Sold Date **23-Feb-24**

1 1 -

Distance **0.23km**



1011/180 CITY ROAD SOUTHBANK Sold Price
VIC 3006

^{RS} **\$440,000** Sold Date **11-Apr-24**

1 1 1

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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