Statement of Information Sections 47AF of the *Estate Agents Act 1980*





61/183 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)

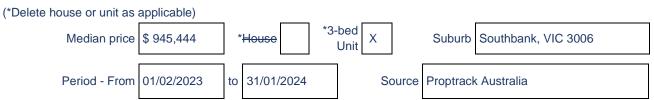
 Single price

 \$

 or range between

 \$
 750,000

Median sale price



Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 271/183 City Rd, Southbank, VIC 3006	\$ 950,500	22 nd Nov 2023
2. 131/173 City Rd, Southbank, VIC 3006	\$ 850,000	13 th Jul 2023
3. 171/173 City Rd, Southbank, VIC 3006	\$ 850,000	01 st Aug 2023