

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

1406/245-251 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2023

to

30 Jun 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

1102/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$400,000	29-Feb-24
2510/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$425,000	09-Apr-24
1702/42-48 BALSTON STREET SOUTHBANK VIC 3006	\$432,000	22-Feb-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: 16 July 2024



**1102/105-107 CLARENDON STREET
SOUTHBANK VIC 3006**

Sold Price

\$400,000

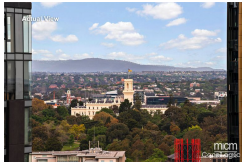
Sold Date

29-Feb-24

1 1 -

Distance

0.16km



**2510/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

Sold Price

\$425,000

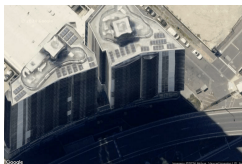
Sold Date

09-Apr-24

1 1 -

Distance

0.21km



**1702/42-48 BALSTON STREET
SOUTHBANK VIC 3006**

Sold Price

\$432,000

Sold Date

22-Feb-24

1 1 1

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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