

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

606/163 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

\$499,000

or range
between

&

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

1110/163 CITY ROAD SOUTHBANK VIC 3006	\$483,000	03-Nov-23
2308/151 CITY ROAD SOUTHBANK VIC 3006	\$480,888	03-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: 18 April 2024



**1110/163 CITY ROAD SOUTHBANK
VIC 3006**

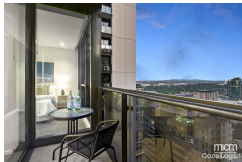
Sold Price

\$483,000

Sold Date **03-Nov-23**

 2  1  1

Distance **0.02km**



**2308/151 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$480,888

Sold Date **03-Feb-24**

 2  1  -

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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