

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

1302/180 City Road, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000

&

\$880,000

Median sale price

Median price \$813,900

Property Type House

Suburb Southbank

Period - From 21/04/2022

to

20/04/2023

Source REIV

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 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	1405/83 Queens Bridge St SOUTHBANK 3006	\$865,000	25/02/2023
2	2001/151 City Rd SOUTHBANK 3006	\$855,000	03/02/2023
3	401/83 Queensbridge St SOUTHBANK 3006	\$855,000	21/01/2023

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 six months.~~

This Statement of Information was prepared on:

21/04/2023 11:33



3 2 1

Property Type: Apartment
Land Size: 114 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$880,000
Median House Price
21/04/2022 - 20/04/2023: \$813,900

Comparable Properties



1405/83 Queens Bridge St SOUTHBANK 3006 (REI) **Agent Comments**

3 2 1

Price: \$865,000
Method: Auction Sale
Date: 25/02/2023
Property Type: Apartment



2001/151 City Rd SOUTHBANK 3006 (REI/VG) **Agent Comments**

3 2 2

Price: \$855,000
Method: Private Sale
Date: 03/02/2023
Property Type: Apartment

401/83 Queensbridge St SOUTHBANK 3006 (REI/VG) **Agent Comments**

3 1 1

Price: \$855,000
Method: Private Sale
Date: 21/01/2023
Property Type: Apartment