

## 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

2307/163 City Road Southbank VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$539,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2019

to

31 Dec 2019

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

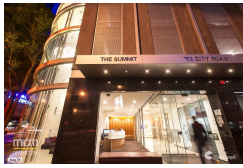
Date of sale

2305/163 City Road Southbank VIC 3006	\$627,000	21-Sep-19
235/100 Kavanagh Street Southbank VIC 3006	\$666,000	30-Nov-19
3106/180 City Road Southbank VIC 3006	\$710,000	11-Dec-19

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: 22 January 2020



**2305/163 City Road Southbank VIC 3006** Sold Price **\$627,000** Sold Date **21-Sep-19**

2 2 1

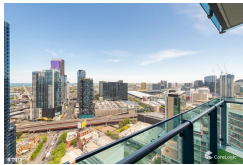
Distance -



**235/100 Kavanagh Street Southbank VIC 3006** Sold Price **\$666,000** Sold Date **30-Nov-19**

2 2 1

Distance **0.1km**



**3106/180 City Road Southbank VIC 3006** Sold Price **\$710,000** Sold Date **11-Dec-19**

2 2 1

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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