

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

2706/151 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2023

to

30 Sep 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

1302/151 CITY ROAD SOUTHBANK VIC 3006	\$601,500	01-Oct-24
3605/151 CITY ROAD SOUTHBANK VIC 3006	\$650,800	27-Jun-24
302/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$637,500	29-Apr-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.

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**1302/151 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

^{RS}

\$601,500

Sold Date

01-Oct-24

2 2 1

Distance

0km



**3605/151 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$650,800

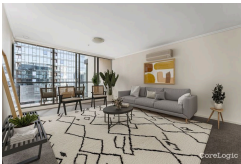
Sold Date

27-Jun-24

2 2 1

Distance

0km



**302/88 KAVANAGH STREET
SOUTHBANK VIC 3006**

Sold Price

\$637,500

Sold Date

29-Apr-24

2 2 1

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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