

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

2611/151 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

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2024

to

31 Dec 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

| | | |
|--|-----------|-----------|
| 81/88 KAVANAGH STREET SOUTHBANK VIC 3006 | \$524,999 | 28-Oct-24 |
| 3003/180 CITY ROAD SOUTHBANK VIC 3006 | \$507,150 | 21-Oct-24 |
| 706/163 CITY ROAD SOUTHBANK VIC 3006 | \$520,000 | 08-Oct-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: 09 January 2025

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**81/88 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price

\$524,999

Sold Date **28-Oct-24**

Distance **0.11km**



**3003/180 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

Sold Price

^{RS} **\$507,150**

Sold Date **21-Oct-24**

Distance **0.13km**



**706/163 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

Sold Price

\$520,000

Sold Date **08-Oct-24**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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