

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

287/183 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

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2023

to

31 Aug 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

4002/283 CITY ROAD SOUTHBANK VIC 3006	719000	11-Sep-24
288/183 CITY ROAD SOUTHBANK VIC 3006	623888	04-May-24
174/173 CITY ROAD SOUTHBANK VIC 3006	618800	11-Sep-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: 24 September 2024

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**4002/283 CITY ROAD
 SOUTHBANK VIC 3006**

🛏️ 2 🚿 1 🚗 1

Sold Price

^{RS} **719000**

Sold Date

11-Sep-24

Distance

0.38km



**288/183 CITY ROAD SOUTHBANK
 VIC 3006**

🛏️ 2 🚿 1 🚗 1

Sold Price

623888

Sold Date

04-May-24

Distance

0.03km



**174/173 CITY ROAD SOUTHBANK
 VIC 3006**

🛏️ 2 🚿 1 🚗 1

Sold Price

^{RS} **618800**

Sold Date

11-Sep-24

Distance

0.06km



**117/88 KAVANAGH STREET
 SOUTHBANK VIC 3006**

🛏️ 2 🚿 1 🚗 1

Sold Price

650000

Sold Date

15-Mar-24

Distance

0.1km



**277/183 CITY ROAD SOUTHBANK
 VIC 3006**

🛏️ 2 🚿 1 🚗 1

Sold Price

^{RS} **630000**

Sold Date

07-Aug-24

Distance

0.03km



**4/104 COVENTRY STREET
 SOUTHBANK VIC 3006**

🛏️ 2 🚿 1 🚗 1

Sold Price

650000

Sold Date

15-May-24

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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