

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 67/183 City Road, Southbank Vic 3006

Indicative selling price

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

Single price \$495,500

Median sale price

Median price \$580,000 House Unit X Suburb Southbank

Period - From 01/04/2017 to 31/03/2018 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	2604/151 City Rd SOUTHBANK 3006	\$515,000	10/02/2018
2	173/38 Kavanagh St SOUTHBANK 3006	\$512,000	02/06/2018
3	702/163 City Rd SOUTHBANK 3006	\$482,500	16/01/2018

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.

67/183 City Road, Southbank Vic 3006

Glenn Liu
03 9646 4444
0423 222 103
gliu@chisholmgamon.com.au



 2  1  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$495,500

Median Unit Price

Year ending March 2018: \$580,000

Comparable Properties



2604/151 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

 2  1  1

Price: \$515,000

Method: Private Sale

Date: 10/02/2018

Rooms: 3

Property Type: Apartment



173/38 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

 2  1  1

Price: \$512,000

Method: Auction Sale

Date: 02/06/2018

Rooms: 3

Property Type: Apartment



702/163 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

 2  1  1

Price: \$482,500

Method: Private Sale

Date: 16/01/2018

Rooms: -

Property Type: Apartment