

## 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

3807/283 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

\$695,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2020

to

31 Oct 2021

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

903/63 Whiteman Street Southbank VIC 3006	\$700,000	29-Oct-21
161/99 Whiteman Street Southbank VIC 3006	\$685,000	15-Nov-21
3202/60 Kavanagh Street Southbank VIC 3006	\$698,000	11-Jun-21

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 November 2021



**903/63 Whiteman Street  
Southbank VIC 3006**

2 2 1

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date

**29-Oct-21**

Distance

**0.24km**



**161/99 Whiteman Street Southbank  
VIC 3006**

2 2 1

Sold Price

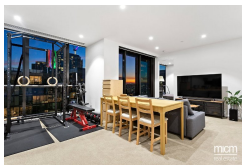
<sup>RS</sup> **\$685,000**

Sold Date

**15-Nov-21**

Distance

**0.29km**



**3202/60 Kavanagh Street  
Southbank VIC 3006**

2 2 1

Sold Price

**\$698,000**

Sold Date

**11-Jun-21**

Distance

**0.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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