

## 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

3508/135 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

\$550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2024

to

31 Jan 2025

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

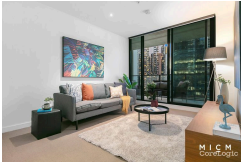
1903/135 CITY ROAD SOUTHBANK VIC 3006	\$570,000	17-Oct-24
2001/135 CITY ROAD SOUTHBANK VIC 3006	\$529,000	17-Sep-24

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.

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**1903/135 CITY ROAD SOUTHBANK VIC 3006** Sold Price **\$570,000** Sold Date **17-Oct-24**

2 2 1

Distance **0km**



**2001/135 CITY ROAD SOUTHBANK VIC 3006** Sold Price **\$529,000** Sold Date **17-Sep-24**

2 2 1

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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