

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

1004/245-251 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,999

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2022

to

30 Jun 2023

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

203/233-239 COLLINS STREET MELBOURNE VIC 3000	\$460,000	04-Jul-23
719/60 SIDDELEY STREET DOCKLANDS VIC 3008	\$450,000	30-Jun-23
2207/7 KATHERINE PLACE MELBOURNE VIC 3000	\$440,000	25-Mar-23

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: 31 July 2023



**203/233-239 COLLINS STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS} **\$460,000** Sold Date **04-Jul-23**

Distance **1.3km**



**719/60 SIDDELEY STREET
DOCKLANDS VIC 3008**

2 1 -

Sold Price

\$450,000 Sold Date **30-Jun-23**

Distance **0.77km**



**2207/7 KATHERINE PLACE
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$440,000 Sold Date **25-Mar-23**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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