

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

707/163 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

\$539,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2020

to

31 Jan 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









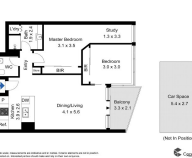



Date of sale

187/173 City Road Southbank VIC 3006	\$535,000	30-Oct-20
2/185 City Road Southbank VIC 3006	\$540,000	11-Dec-20
908/180 City Road Southbank VIC 3006	\$535,000	28-Jan-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: 02 February 2021

	187/173 City Road Southbank VIC 3006	Sold Price	^{RS} \$535,000	Sold Date 30-Oct-20
	 2  1  1			Distance 0.07km
	2/185 City Road Southbank VIC 3006	Sold Price	^{RS} \$540,000	Sold Date 11-Dec-20
	 2  1  1			Distance 0.07km
	908/180 City Road Southbank VIC 3006	Sold Price	^{RS} \$535,000	Sold Date 28-Jan-21
	 2  1  1			Distance 0.08km

RS = Recent sale

UN = Undisclosed Sale

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