Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	348/183 City Road, Southbank Vic 3006
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$603,500	Pro	perty Type U	nit		Suburb	Southbank
Period - From	01/10/2021	to	31/12/2021	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	3807/283 City Rd SOUTHBANK 3006	\$675,000	31/01/2022
2	82/173 City Rd SOUTHBANK 3006	\$596,000	01/02/2022
3	1603/163 City Rd SOUTHBANK 3006	\$580,000	22/03/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/03/2022 14:39





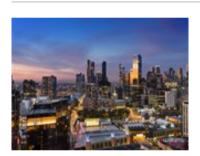
Adriano Persichetti 03 9633 7111 0402 055 437 adriano@myagentre.com.au

Indicative Selling Price \$580,000 - \$630,000 Median Unit Price December quarter 2021: \$603,500





Comparable Properties



3807/283 City Rd SOUTHBANK 3006 (REI)

4 2



6

Price: \$675,000 Method: Private Sale Date: 31/01/2022

Property Type: Apartment

Agent Comments



82/173 City Rd SOUTHBANK 3006 (REI)

= 2





a 1

Price: \$596,000 Method: Private Sale Date: 01/02/2022

Property Type: Apartment

Agent Comments



1603/163 City Rd SOUTHBANK 3006 (REI)



6

Price: \$580,000 **Method:** Private Sale **Date:** 22/03/2022

Property Type: Apartment

Agent Comments

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067



