

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

1905/151 City Road, Southbank Vic 3006

Indicative selling price

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

Range between \$575,000

&

\$625,000

Median sale price

Median price \$603,500

Property Type Unit

Suburb Southbank

Period - From 01/10/2021

to 31/12/2021

Source 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	Price	Date of sale
1	2905/151 City Rd SOUTHBANK 3006	\$620,800	10/12/2021
2	2802/151 City Rd SOUTHBANK 3006	\$616,300	07/10/2021
3	82/173 City Rd SOUTHBANK 3006	\$596,000	01/02/2022

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 six months.~~

This Statement of Information was prepared on:

02/03/2022 12:05

1905/151 City Road, Southbank Vic 3006

WHITEFOX



Property Type: Strata Unit/Flat
Agent Comments

Cheyne Fox
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Indicative Selling Price
\$575,000 - \$625,000
Median Unit Price
December quarter 2021: \$603,500

Comparable Properties



2905/151 City Rd SOUTHBANK 3006 (REI/VG) **Agent Comments**



Price: \$620,800
Method: Private Sale
Date: 10/12/2021
Property Type: Apartment



2802/151 City Rd SOUTHBANK 3006 (REI/VG) **Agent Comments**



Price: \$616,300
Method: Private Sale
Date: 07/10/2021
Property Type: Apartment



82/173 City Rd SOUTHBANK 3006 (REI) **Agent Comments**



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

Account - Whitefox Real Estate | P: 96459699



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