

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

3507/135 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

\$530,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,000

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2023

to

30 Nov 2024

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

158/38 KAVANAGH STREET SOUTHBANK VIC 3006	\$548,000	25-Nov-24
116/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$565,000	22-Sep-24
186/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$570,000	17-Oct-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.~~

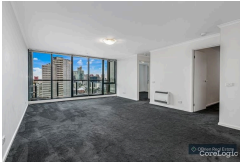
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**158/38 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price

^{RS}

\$548,000

Sold Date

25-Nov-24

Distance

0.06km



**116/88 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price

\$565,000

Sold Date

22-Sep-24

Distance

0.14km



**186/88 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price

^{RS}

\$570,000

Sold Date

17-Oct-24

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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