

# 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

4705/245 City Road, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$720,000

### Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

Southbank

Period - From

01/10/2022

to

31/12/2022

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	1504/39 Coventry St SOUTHBANK 3006	\$715,000	14/02/2023
2	1705/39 Coventry St SOUTHBANK 3006	\$710,000	20/11/2022
3	603/45 Haig St SOUTHBANK 3006	\$700,000	28/11/2022

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:

07/03/2023 16:02



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$720,000

**Median Unit Price**  
December quarter 2022: \$535,000

## Comparable Properties



**1504/39 Coventry St SOUTHBANK 3006 (REI)** **Agent Comments**



**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 14/02/2023  
**Property Type:** Apartment



**1705/39 Coventry St SOUTHBANK 3006 (REI/VG)** **Agent Comments**



**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 20/11/2022  
**Property Type:** Apartment  
**Land Size:** 83.50 sqm approx



**603/45 Haig St SOUTHBANK 3006 (REI/VG)** **Agent Comments**



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 28/11/2022  
**Property Type:** Apartment  
**Land Size:** 165 sqm approx