



## 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

3304/151 City Road, Southbank, 3006

### Indicative selling price

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

Single price

or range between

\$590,000.00

&

\$629,000.00

### Median sale price

Median price

\$553,000.00

Property type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

Jul 2022

to

Jun 2023

Source

REIV

### Comparable property sales

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 |
|--------------------------------------|--------------|--------------|
| 172/88 Southbank Blvd SOUTHBANK 3006 | \$617,000.00 | 12/09/2023   |
| 294/183 City Rd SOUTHBANK 3006       | \$600,000.00 | 4/09/2023    |
| 197/173 City Rd SOUTHBANK 3006       | \$595,000.00 | 31/05/2023   |

This Statement of Information was prepared on:

Tuesday 03rd October 2023