

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

905/151 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

\$565,000

&

\$618,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$566,250

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2021

to

31 Oct 2022

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

3512/151 CITY ROAD SOUTHBANK VIC 3006	\$612,888	19-Oct-22
3909/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$600,000	27-Jun-22
3909/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$600,000	27-Jun-22

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.~~

This Statement of Information was prepared on: 10 November 2022



**3512/151 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

^{RS}

\$612,888

Sold Date

19-Oct-22

2

2

1

Distance

0km



**3909/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

Sold Price

\$600,000

Sold Date

27-Jun-22

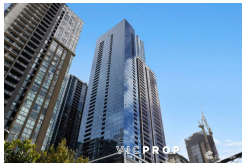
2

2

1

Distance

0.06km



Sold Price

Sold Date

27-Jun-22

2

2

1

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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