

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

3411/151 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

30 Apr 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

2108/151 CITY ROAD SOUTHBANK VIC 3006	\$555,000	02-Mar-24
1112/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$518,800	28-Feb-24
2409/45 CLARKE STREET SOUTHBANK VIC 3006	\$480,000	10-Jan-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.~~

This Statement of Information was prepared on: 27 May 2024



**2108/151 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price **\$555,000** Sold Date **02-Mar-24**

2 1 1

Distance **0km**



**1112/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

Sold Price ^{RS} **\$518,800** Sold Date **28-Feb-24**

2 1 1

Distance **0.24km**

2409/45 Clarke Street, Southbank 3006

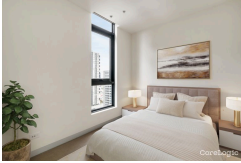


**2409/45 CLARKE STREET
SOUTHBANK VIC 3006**

Sold Price **\$480,000** Sold Date **10-Jan-24**

2 1 1

Distance **0.48km**



**2409/283 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price **\$505,000** Sold Date **05-Dec-23**

2 1 1

Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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