

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

2904/135 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

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,500

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2020

to

31 Jul 2021

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

605/163 City Road Southbank VIC 3006	\$560,000	12-Apr-21
2902/135 City Road Southbank VIC 3006	\$585,000	10-Mar-21
139/173 City Road Southbank VIC 3006	\$562,500	06-Nov-20

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: 04 August 2021



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national**
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Sales Avant

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**605/163 City Road Southbank VIC
3006**

Sold Price

\$560,000

Sold Date

12-Apr-21

2 2 1

Distance

0.12km



**2902/135 City Road Southbank VIC
3006**

Sold Price

\$585,000

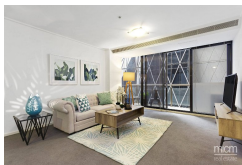
Sold Date

10-Mar-21

2 2 1

Distance

-



**139/173 City Road Southbank VIC
3006**

Sold Price

\$562,500

Sold Date

06-Nov-20

2 2 1

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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