

## 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

1410/135 CITY ROAD SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2023

to

30 Sep 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

3001/135 CITY ROAD SOUTHBANK VIC 3006	\$315,000	03-Sep-24
1414/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$340,000	01-Aug-24
910/180 CITY ROAD SOUTHBANK VIC 3006	\$350,000	02-Mar-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: 15 October 2024



**3001/135 CITY ROAD SOUTHBANK  
VIC 3006**

Sold Price

RS

**\$315,000**

Sold Date

**03-Sep-24**

 1  1  -

Distance

**0km**



**1414/70 SOUTHBANK BOULEVARD  
SOUTHBANK VIC 3006**

Sold Price

**\$340,000**

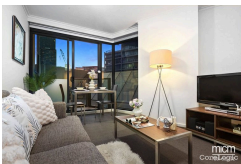
Sold Date

**01-Aug-24**

 1  1  -

Distance

**0.07km**



**910/180 CITY ROAD SOUTHBANK  
VIC 3006**

Sold Price

**\$350,000**

Sold Date

**02-Mar-24**

 1  1  -

Distance

**0.13km**

RS = Recent sale

UN = Undisclosed Sale

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