

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

508/163 City Road, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$850,000

Median sale price

Median price

\$538,000

House

Unit

X

Suburb

Southbank

Period - From

01/01/2018

to

31/03/2018

Source

REIV

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 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
1	3205/500 Elizabeth St MELBOURNE 3000	\$830,000	23/04/2018
2	503/38 Bank St SOUTH MELBOURNE 3205	\$823,000	22/03/2018
3	145/418 St Kilda Rd MELBOURNE 3004	\$810,000	28/12/2017

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 six months.~~



3 2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$850,000
Median Unit Price
March quarter 2018: \$538,000

Comparable Properties



3205/500 Elizabeth St MELBOURNE 3000 (REI) **Agent Comments**

3 2 1

Price: \$830,000
Method: Private Sale
Date: 23/04/2018
Rooms: 4
Property Type: Apartment



503/38 Bank St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

3 2 1

Price: \$823,000
Method: Private Sale
Date: 22/03/2018
Rooms: 4
Property Type: Apartment
Land Size: 119 sqm approx



145/418 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

3 2 1

Price: \$810,000
Method: Private Sale
Date: 28/12/2017
Rooms: 5
Property Type: Apartment