

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

56/285 City Road, Southbank Vic 3006

Indicative selling price

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

Range between \$410,000

&

\$450,000

Median sale price

Median price \$553,500

Property Type Unit

Suburb Southbank

Period - From 01/07/2022

to 30/09/2022

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	2301/58 Clarke St SOUTHBANK 3006	\$437,000	28/10/2022
2	2002/45 Clarke St SOUTHBANK 3006	\$430,000	15/11/2022
3	2504/250 City Rd SOUTHBANK 3006	\$400,000	25/11/2022

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.~~

This Statement of Information was prepared on:

12/12/2022 16:20



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Property Type: Apartment

Agent Comments

Comparable Properties



2301/58 Clarke St SOUTHBANK 3006 (REI/VG) Agent Comments

2 1 1

Price: \$437,000

Method: Private Sale

Date: 28/10/2022

Property Type: Apartment



2002/45 Clarke St SOUTHBANK 3006 (REI) Agent Comments

2 2 -

Price: \$430,000

Method: Private Sale

Date: 15/11/2022

Property Type: Apartment



2504/250 City Rd SOUTHBANK 3006 (REI) Agent Comments

2 1 -

Price: \$400,000

Method: Private Sale

Date: 25/11/2022

Property Type: Apartment