

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

2001/250 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2021

to

31 Aug 2022

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

1804/241-243 CITY ROAD SOUTHBANK VIC 3006	\$645,000	08-Jul-22
3504/241-243 CITY ROAD SOUTHBANK VIC 3006	\$642,700	11-Apr-22
1002/245-251 CITY ROAD SOUTHBANK VIC 3006	\$664,999	25-Jun-22

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: 05 September 2022



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**1804/241-243 CITY ROAD
SOUTHBANK VIC 3006**

2 2 1

Sold Price ^{RS} **\$645,000** Sold Date **08-Jul-22**

Distance **0.08km**



**3504/241-243 CITY ROAD
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$642,700** Sold Date **11-Apr-22**

Distance **0.08km**



**1002/245-251 CITY ROAD
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$664,999** Sold Date **25-Jun-22**

Distance **0.11km**



**1402/245-251 CITY ROAD
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$649,999** Sold Date **29-Jun-22**

Distance **0.11km**



**2208/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$600,000** Sold Date **25-Apr-22**

Distance **0.12km**



**78/183 CITY ROAD SOUTHBANK
VIC 3006**

2 2 1

Sold Price ^{RS} **\$580,000** Sold Date **26-Jul-22**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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