

## 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

1712/135 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

\$398,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2022

to

31 Oct 2023

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

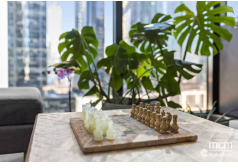
Date of sale

1304/135 CITY ROAD SOUTHBANK VIC 3006	\$438,000	12-Aug-23
1409/135 CITY ROAD SOUTHBANK VIC 3006	\$390,000	24-Mar-23
1208/135 CITY ROAD SOUTHBANK VIC 3006	\$375,000	10-Dec-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: 23 November 2023



**1304/135 CITY ROAD SOUTHBANK VIC 3006** Sold Price **\$438,000** Sold Date **12-Aug-23**

 1  1  1

Distance **0km**



**1409/135 CITY ROAD SOUTHBANK VIC 3006** Sold Price **\$390,000** Sold Date **24-Mar-23**

 1  1  1

Distance **0km**



**1208/135 CITY ROAD SOUTHBANK VIC 3006** Sold Price **\$375,000** Sold Date **10-Dec-22**

 1  1  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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