

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

2903/245-251 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,999

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2022

to

31 Jan 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

2405/45 CLARKE STREET SOUTHBANK VIC 3006	\$550,000	20-Jan-23
3802/45 CLARKE STREET SOUTHBANK VIC 3006	\$535,000	18-Jan-23
2506/241-243 CITY ROAD SOUTHBANK VIC 3006	\$560,000	14-Feb-23

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 February 2023



**2405/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

^{RS} **\$550,000**

Sold Date

20-Jan-23

Distance

0.03km



**3802/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

^{RS} **\$535,000** ^{UN}

Sold Date

18-Jan-23

Distance

0.03km



**2506/241-243 CITY ROAD
SOUTHBANK VIC 3006**

2 2 1

Sold Price

^{RS} **\$560,000**

Sold Date

14-Feb-23

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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