

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

909/283 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

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2020

to

31 Jan 2021

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

1812/283 City Road Southbank VIC 3006	\$270,000	05-Jan-21
2212/283 City Road Southbank VIC 3006	\$269,000	01-May-20
3112/283 City Road Southbank VIC 3006	\$285,000	06-Jul-20

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: 15 February 2021



1812/283 City Road Southbank VIC 3006

Sold Price

^{RS} **\$270,000**

Sold Date

05-Jan-21

1 1 -

Distance

-



2212/283 City Road Southbank VIC 3006

Sold Price

\$269,000

Sold Date

01-May-20

1 1 -

Distance

-



3112/283 City Road Southbank VIC 3006

Sold Price

\$285,000

Sold Date

06-Jul-20

1 1 -

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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