

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 1403/61 City Road, Southbank, VIC 3006

Indicative selling price

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

Price Range

\$500,000

&

\$540,000

Median sale price

Median price

\$600,000

Property Type

Apartment

Suburb

Southbank (3006)

Period - From

01/11/2021

to

31/10/2022

Source

realestate.com.au

Comparable property sales

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
2103/61 CITY ROAD, SOUTHBANK VIC 3006	\$565,000	12/10/2022
175/88 SOUTHBANK BOULEVARD, SOUTHBANK VIC 3006	\$580,001	05/09/2022
2504/70 SOUTHBANK BOULEVARD, SOUTHBANK VIC 3006	\$523,000	08/11/2022

This Statement of Information was prepared on: 16/11/2022