

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 1701/245 City Rd, Southbank, 3006

Indicative selling price

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

Single price or range between \$448,000.00 & \$488,000.00

Median sale price

Median price \$600,000.00 Property type Unit/Apartment Suburb SOUTHBANK
 Period - Nov 2023 to Nov 2024 Source REIV
 From

Comparable property sales

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
22/18 Queen St MELBOURNE 3000	\$480,000.00	6/11/2024
701/838 Bourke St DOCKLANDS 3008	\$480,000.00	13/08/2024
3812/1-13 Balston St SOUTHBANK 3006	\$485,000.00	30/06/2024

This Statement of Information was prepared on: Friday 22nd November 2024