

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

3208/135 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2023

to

30 Sep 2024

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

3001/135 CITY ROAD SOUTHBANK VIC 3006	\$315,000	03-Sep-24
910/180 CITY ROAD SOUTHBANK VIC 3006	\$350,000	02-Mar-24
1414/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$340,000	01-Aug-24

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: 14 October 2024



**3001/135 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

^{RS}

\$315,000

Sold Date

03-Sep-24



1



1



-

Distance

0km



**910/180 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$350,000

Sold Date

02-Mar-24



1



1



-

Distance

0.13km



**1414/70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006**

Sold Price

^{RS}

\$340,000

Sold Date

01-Aug-24



1



1



-

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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