

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

1112/283 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

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2023

to

31 Mar 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

2506/283 CITY ROAD SOUTHBANK VIC 3006	\$365,000	20-Mar-24
1906/283 CITY ROAD SOUTHBANK VIC 3006	\$375,800	17-May-23
2512/283 CITY ROAD SOUTHBANK VIC 3006	\$287,000	22-Nov-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: 02 April 2024

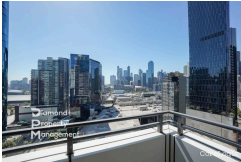


2506/283 CITY ROAD SOUTHBANK VIC 3006 Sold Price

^{RS} **\$365,000** Sold Date **20-Mar-24**

1 1 -

Distance **0.01km**



1906/283 CITY ROAD SOUTHBANK VIC 3006 Sold Price

\$375,800 Sold Date **17-May-23**

1 1 -

Distance **0km**



2512/283 CITY ROAD SOUTHBANK VIC 3006 Sold Price

\$287,000 Sold Date **22-Nov-23**

1 1 -

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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