

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

3104/135 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,499

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2021

to

31 Mar 2022

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

2002/135 CITY ROAD SOUTHBANK VIC 3006	\$592,500	18-Mar-22
1806/152-166 STURT STREET SOUTHBANK VIC 3006	\$620,000	01-Apr-22
1202/151 CITY ROAD SOUTHBANK VIC 3006	\$600,000	27-Feb-22

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: 27 April 2022



2002/135 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$592,500** Sold Date **18-Mar-22**

2 2 1

Distance -



1806/152-166 STURT STREET SOUTHBANK VIC 3006 Sold Price ^{RS} **\$620,000** Sold Date **01-Apr-22**

2 2 1

Distance **0.31km**



1202/151 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$600,000** Sold Date **27-Feb-22**

2 2 1

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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