

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

1411/283 City Road, Southbank Vic 3006

Indicative selling price

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

Range between \$530,000

&

\$540,000

Median sale price

Median price \$470,000

Property Type Unit

Suburb Southbank

Period - From 01/04/2019

to 30/06/2019

Source REIV

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 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
1	1813/180 City Rd SOUTHBANK 3006	\$580,000	07/08/2019
2	162/183 City Rd SOUTHBANK 3006	\$571,000	29/05/2019
3	234/183 City Rd SOUTHBANK 3006		15/04/2019

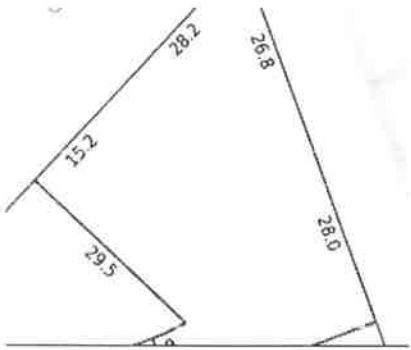
OR

- 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 six months.~~

This Statement of Information was prepared on:

07/10/2019 12:04

1411/283 City Road, Southbank Vic 3006



2 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$530,000 - \$540,000
Median Unit Price
June quarter 2019: \$470,000

Comparable Properties



1813/180 City Rd SOUTHBANK 3006 (REI/VG) **Agent Comments**

2 1 1

Price: \$580,000
Method: Private Sale
Date: 07/08/2019
Property Type: Apartment



162/183 City Rd SOUTHBANK 3006 (REI/VG) **Agent Comments**

2 1 1

Price: \$571,000
Method: Auction Sale
Date: 29/05/2019
Rooms: 3
Property Type: Apartment



234/183 City Rd SOUTHBANK 3006 (REI) **Agent Comments**

2 1 1

Price:
Method: Private Sale
Date: 15/04/2019
Property Type: Apartment

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.