

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

1906/283 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

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2022

to

31 Dec 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

503/144-150 CLARENDON STREET SOUTHBANK VIC 3006	\$382,000	06-Dec-22
2310/163 CITY ROAD SOUTHBANK VIC 3006	\$400,000	12-Oct-22
199/22 KAVANAGH STREET SOUTHBANK VIC 3006	\$395,000	10-Nov-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.~~

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Kevin Zhang

P 0431 336 488

M 0431 336 488

E kevin.zhang@ereal.com.au



**503/144-150 CLARENDON STREET
SOUTHBANK VIC 3006**

Sold Price

^{RS}

\$382,000

Sold Date

06-Dec-22

1

1

1

Distance

0.22km



**2310/163 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

^{RS}

\$400,000

Sold Date

12-Oct-22

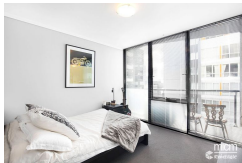
1

1

1

Distance

0.47km



**199/22 KAVANAGH STREET
SOUTHBANK VIC 3006**

Sold Price

\$395,000

Sold Date

10-Nov-22

1

1

1

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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