

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

3508/135 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2024

to

31 Jan 2025

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

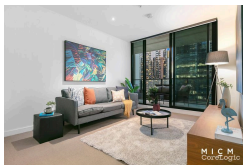
1903/135 CITY ROAD SOUTHBANK VIC 3006	\$570,000	17-Oct-24
2001/135 CITY ROAD SOUTHBANK VIC 3006	\$529,000	17-Sep-24

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: 13 February 2025

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1903/135 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$570,000** Sold Date **17-Oct-24**
Distance **0km**

2 2 1



2001/135 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$529,000** Sold Date **17-Sep-24**
Distance **0km**

2 2 1

RS = Recent sale UN = Undisclosed Sale

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