

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

51/285-291 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2023

to

31 Oct 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

1103/109 CLARENDON STREET SOUTHBANK VIC 3006	\$430,000	08-Jul-24
4405/568-580 COLLINS STREET MELBOURNE VIC 3000	\$450,000	02-Sep-24
3411/151 CITY ROAD SOUTHBANK VIC 3006	\$460,000	04-Jul-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: 27 November 2024



**1103/109 CLARENDON STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$430,000** Sold Date **08-Jul-24**

Distance **0.04km**

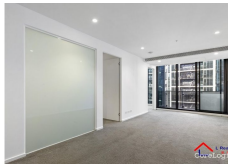


**4405/568-580 COLLINS STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$450,000** Sold Date **02-Sep-24**

Distance **1.06km**



**3411/151 CITY ROAD SOUTHBANK
VIC 3006**

2 1 1

Sold Price **\$460,000** Sold Date **04-Jul-24**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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