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	2705/250 City Road, Southbank Vic 3006

Indicative selling price

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

Range between ~~$530,000~~ 530,000 & $583,000

Median sale price

Median price	$557,500	~~House~~		Unit	X	Suburb	Southbank
Period - From	01/07/2017	to	30/09/2017	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	2012/151 City Rd SOUTHBANK 3006	$580,000	10/11/2017
2	208/183 City Rd SOUTHBANK 3006	$559,000	19/10/2017
3	3006/241 City Rd SOUTHBANK 3006	$535,000	18/09/2017

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.~~

REIV propertydata

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.

2705/250 City Road, Southbank Vic 3006



2 2

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
$530,000 - $583,000
Median Unit Price
September quarter 2017: $557,500

Comparable Properties



2012/151 City Rd SOUTHBANK 3006 (REI)

2 2 1

Agent Comments

Price: $580,000
Method: Private Sale
Date: 10/11/2017
Rooms: 3
Property Type: Apartment
Land Size: 87 sqm approx



208/183 City Rd SOUTHBANK 3006 (REI/VG)

2 2 1

Agent Comments

Price: $559,000
Method: Private Sale
Date: 19/10/2017
Rooms: 5
Property Type: Apartment



3006/241 City Rd SOUTHBANK 3006 (REI/VG)

2 2 1

Agent Comments

Price: $535,000
Method: Private Sale
Date: 18/09/2017
Rooms: 3
Property Type: Apartment
Land Size: 4 sqm approx

REIV propertydata

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.