Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Pro	pertv	offered	for s	ale

Including suburb and	2804/283 City Road, Southbank Vic 3006
postcode	

Indicative selling price

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

Range between	\$505,000	&	\$530,000

Median sale price

Median price	\$538,000	Hou	ıse	Unit	х	Suburb	Southbank
Period - From	01/01/2018	to	31/03/2018		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.

Add	dress of comparable property	Price	Date of sale
1	2610/283 City Rd SOUTHBANK 3006	\$535,000	21/04/2018
2	1311/283 City Rd SOUTHBANK 3006	\$517,000	21/12/2017
3	3901/135 City Rd SOUTHBANK 3006	\$507,500	12/12/2017

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.

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2804/283 City Road, Southbank Vic 3006





Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$505,000 - \$530,000 **Median Unit Price** March quarter 2018: \$538,000

Comparable Properties



2610/283 City Rd SOUTHBANK 3006 (REI/VG)

Price: \$535,000 Method: Private Sale Date: 21/04/2018

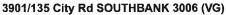
Rooms: 3 Property Type: Apartment Land Size: 70 sqm approx

Property Type: Strata Unit/Flat

1311/283 City Rd SOUTHBANK 3006 (VG)

Price: \$517,000 Method: Sale Date: 21/12/2017

Rooms: -









Price: \$507,500 Method: Sale Date: 12/12/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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Agent Comments

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