

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

1806/61 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

\$290,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2020

to

31 Jul 2021

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

1215/39 Coventry Street Southbank VIC 3006	\$290,000	22-Apr-21
1016/65 Coventry Street Southbank VIC 3006	\$300,000	24-Mar-21
1204/565 Flinders Street Melbourne VIC 3000	\$295,000	09-Jul-21

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: 24 August 2021



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1215/39 Coventry Street Southbank VIC 3006 Sold Price **\$290,000** Sold Date **22-Apr-21**

1 1 -

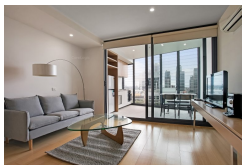
Distance **0.88km**



1016/65 Coventry Street Southbank VIC 3006 Sold Price **\$300,000** Sold Date **24-Mar-21**

1 1 -

Distance **0.89km**



1204/565 Flinders Street Melbourne VIC 3000 Sold Price **\$295,000** Sold Date **09-Jul-21**

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Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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