

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

2908/283 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

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2020

to

30 Nov 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

71/79 Whiteman Street Southbank VIC 3006	\$545,000	07-Jun-21
57/183 City Road Southbank VIC 3006	\$520,000	21-Sep-21
156/88 Kavanagh Street Southbank VIC 3006	\$505,800	20-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: 07 December 2021



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**71/79 Whiteman Street Southbank
VIC 3006**

2 1 1

Sold Price

\$545,000

Sold Date

07-Jun-21

Distance

0.25km



**57/183 City Road Southbank VIC
3006**

2 1 1

Sold Price

\$520,000

Sold Date

21-Sep-21

Distance

0.4km



**156/88 Kavanagh Street Southbank
VIC 3006**

2 1 1

Sold Price

^{RS} **\$505,800**

Sold Date

20-Jul-21

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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