

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

\$485,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2021

to

31 Jan 2022

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

303/109-117 Clarendon Street Southbank VIC 3006	\$493,500	29-Sep-21
3307/241-243 City Road Southbank VIC 3006	\$495,000	04-Sep-21
2007/241-243 City Road Southbank VIC 3006	\$480,000	21-Dec-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.~~

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**303/109-117 Clarendon Street
Southbank VIC 3006**

2 1 1

Sold Price

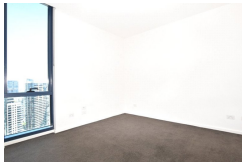
\$493,500

Sold Date

29-Sep-21

Distance

0.06km



**3307/241-243 City Road Southbank
VIC 3006**

2 1 1

Sold Price

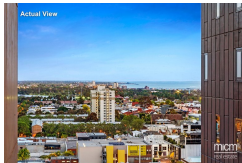
\$495,000

Sold Date

04-Sep-21

Distance

0.13km



**2007/241-243 City Road Southbank
VIC 3006**

2 1 1

Sold Price

^{RS} **\$480,000**

Sold Date

21-Dec-21

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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