

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 209/183 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 \$650,000 & \$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$550,000 Property type Unit Suburb Southbank
Period-from 01 Nov 2018 to 31 Oct 2019 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
218/183 City Road Southbank VIC 3006	\$613,000	21-Sep-19
82/183 City Road Southbank VIC 3006	\$611,000	20-Jun-19
208/173 City Road Southbank VIC 3006	\$582,000	01-Jun-19

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: 01 November 2019