

## 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

1107/250 CITY ROAD SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2023

to

29 Feb 2024

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

2308/151 CITY ROAD SOUTHBANK VIC 3006	\$480,888	03-Feb-24
3001/245-251 CITY ROAD SOUTHBANK VIC 3006	\$460,000	10-Jan-24
1307/241-243 CITY ROAD SOUTHBANK VIC 3006	\$440,000	26-Feb-24

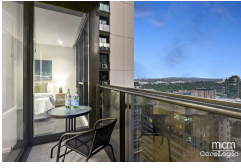
OR

**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: 25 March 2024



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**2308/151 CITY ROAD SOUTHBANK VIC 3006** Sold Price **\$480,888** Sold Date **03-Feb-24**

2 1 -

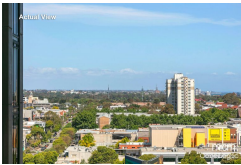
Distance **0.39km**



**3001/245-251 CITY ROAD SOUTHBANK VIC 3006** Sold Price **\$460,000** Sold Date **10-Jan-24**

2 1 -

Distance **0.1km**



**1307/241-243 CITY ROAD SOUTHBANK VIC 3006** Sold Price <sup>RS</sup> **\$440,000** Sold Date **26-Feb-24**

2 1 -

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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