

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

1111/151 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2023

to

31 Mar 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

1604/151 CITY ROAD SOUTHBANK VIC 3006	\$490,000	03-Mar-23
1611/151 CITY ROAD SOUTHBANK VIC 3006	\$530,088	24-May-23
2303/151 CITY ROAD SOUTHBANK VIC 3006	\$500,000	17-Mar-23

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: 04 April 2024



1604/151 CITY ROAD SOUTHBANK Sold Price **\$490,000** Sold Date **03-Mar-23**
VIC 3006

 2  1  1

Distance **0km**



1611/151 CITY ROAD SOUTHBANK Sold Price **\$530,088** Sold Date **24-May-23**
VIC 3006

 2  1  1

Distance **0km**



2303/151 CITY ROAD SOUTHBANK Sold Price **\$500,000** Sold Date **17-Mar-23**
VIC 3006

 2  1  1

Distance **0km**



2403/151 CITY ROAD SOUTHBANK Sold Price **\$535,000** Sold Date **15-Nov-23**
VIC 3006

 2  1  1

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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