

## 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

1401/283 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

\$570,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2022

to

31 Oct 2023

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

2308/50 HAIG STREET SOUTHBANK VIC 3006	\$572,100	02-Nov-23
3308/283 CITY ROAD SOUTHBANK VIC 3006	\$590,000	20-Aug-23
96/285-291 CITY ROAD SOUTHBANK VIC 3006	\$586,000	29-Jun-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: 13 November 2023


**2308/50 HAIG STREET  
SOUTHBANK VIC 3006**
 2  1  1

Sold Price

<sup>RS</sup>
**\$572,100**

Sold Date

**02-Nov-23**

Distance

**0.2km**

**3308/283 CITY ROAD SOUTHBANK  
VIC 3006**
 2  1  1

Sold Price

**\$590,000**

Sold Date

**20-Aug-23**

Distance

**0km**

**96/285-291 CITY ROAD  
SOUTHBANK VIC 3006**
 2  1  1

Sold Price

**\$586,000**

Sold Date

**29-Jun-23**

Distance

**0.02km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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