

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

1406/135 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

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

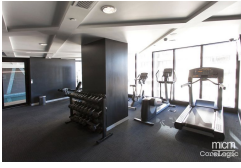
Date of sale

4008/135 CITY ROAD SOUTHBANK VIC 3006	\$402,000	31-Jan-24
1710/163 CITY ROAD SOUTHBANK VIC 3006	\$410,000	16-Jan-24
2804/180 CITY ROAD SOUTHBANK VIC 3006	\$433,188	15-Mar-24

OR

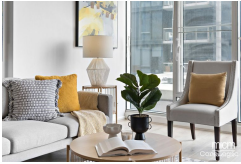
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 April 2024



4008/135 CITY ROAD SOUTHBANK VIC 3006 Sold Price ^{RS} **\$402,000** ^{UN} Sold Date **31-Jan-24**
 Distance **0.02km**

 1  1  1



1710/163 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$410,000** Sold Date **16-Jan-24**
 Distance **0.11km**

 1  1  1



2804/180 CITY ROAD SOUTHBANK VIC 3006 Sold Price ^{RS} **\$433,188** Sold Date **15-Mar-24**
 Distance **0.15km**

 1  1  1

RS = Recent sale UN = Undisclosed Sale

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