

## 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

1508/61 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

\$540,000

&

\$580,000

### 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




1516/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	580000	05-Oct-23
2512/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	566000	20-Sep-23
3708/61 CITY ROAD SOUTHBANK VIC 3006	537000	01-Jul-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.~~

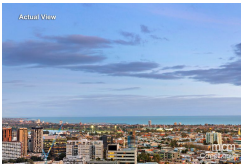
This Statement of Information was prepared on: 16 March 2024






**1516/70 SOUTHBANK BOULEVARD** Sold Price **580000** Sold Date **05-Oct-23**  
**SOUTHBANK VIC 3006**  
 2  2  - Distance **0.2km**






**2512/70 SOUTHBANK BOULEVARD** Sold Price **566000** Sold Date **20-Sep-23**  
**SOUTHBANK VIC 3006**  
 2  2  - Distance **0.2km**






**3708/61 CITY ROAD SOUTHBANK** Sold Price **537000** Sold Date **01-Jul-23**  
**VIC 3006**  
 2  2  1 Distance **-**



**3502/61 CITY ROAD SOUTHBANK** Sold Price **650000** Sold Date **16-Aug-23**  
**VIC 3006**  
 2  2  2 Distance **-**



**2008/61 CITY ROAD SOUTHBANK** Sold Price **520000** Sold Date **28-Sep-23**  
**VIC 3006**  
 2  1  - Distance **-**

RS = Recent sale      UN = Undisclosed Sale

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