

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

1703/135 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

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

30 Apr 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

1304/135 CITY ROAD SOUTHBANK VIC 3006	\$438,000	12-Aug-23
129/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$425,000	11-Oct-23
1011/180 CITY ROAD SOUTHBANK VIC 3006	\$440,000	26-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: 23 May 2024



**1304/135 CITY ROAD SOUTHBANK
VIC 3006**

 1  1  1

Sold Price

\$438,000

Sold Date

12-Aug-23

Distance

0km



**129/88 KAVANAGH STREET
SOUTHBANK VIC 3006**

 1  1  1

Sold Price

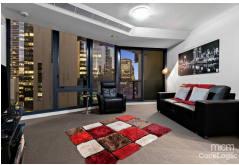
\$425,000

Sold Date

11-Oct-23

Distance

0.12km



**1011/180 CITY ROAD SOUTHBANK
VIC 3006**

 1  1  1

Sold Price

\$440,000

Sold Date

26-Mar-24

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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