



## 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 203/173 City Road, Southbank, 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$628,000.00 & \$668,000.00

### Median sale price

Median price \$553,000.00 Property type Unit/Apartment Suburb SOUTHBANK  
Period - From Jul 2022 to Jun 2023 Source REIV

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
95/100 Kavanagh St SOUTHBANK 3006	\$660,888.00	3/06/2023
1603/22 Dorcas St SOUTHBANK 3006	\$645,000.00	17/03/2023
309/183 City Rd SOUTHBANK 3006	\$0.00	1/05/2023

This Statement of Information was prepared on: Tuesday 15th August 2023