

## 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

2107/61 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2023

to

30 Jun 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

1602/61 CITY ROAD SOUTHBANK VIC 3006	\$530,000	04-Jan-24
801/152-166 STURT STREET SOUTHBANK VIC 3006	\$638,000	22-Jan-24
3003/135 CITY ROAD SOUTHBANK VIC 3006	\$620,000	04-Jan-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: 03 July 2024



**1602/61 CITY ROAD SOUTHBANK  
VIC 3006**

2 2 -

Sold Price **\$530,000** Sold Date **04-Jan-24**

Distance **0.02km**



**801/152-166 STURT STREET  
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$638,000** Sold Date **22-Jan-24**

Distance **0.36km**



**3003/135 CITY ROAD SOUTHBANK  
VIC 3006**

2 2 1

Sold Price **\$620,000** Sold Date **04-Jan-24**

Distance **0.26km**

RS = Recent sale      UN = Undisclosed Sale

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