### 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	2107/81 City Road, Southbank Vic 3006
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,000,000	&	\$1,100,000
-			

#### Median sale price

Median price	\$590,888	Pro	perty Type Ur	it		Suburb	Southbank
Period - From	01/04/2023	to	31/03/2024	So	ource	REIV	

# 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	27/100 Queensberry St CARLTON 3053	\$1,091,500	13/04/2024
2	3403/500 Elizabeth St MELBOURNE 3000	\$1,050,000	21/02/2024
3	603/51 Thistlethwaite St SOUTH MELBOURNE 3205	\$1,030,000	03/05/2024

#### OR

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

This Statement of Information was prepared on:	23/05/2024 15:07



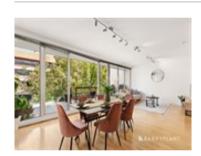






Property Type: Strata Unit/Flat Agent Comments Study and Storage Cage Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price Year ending March 2024: \$590,888

# Comparable Properties



27/100 Queensberry St CARLTON 3053 (REI)

<u>•</u> 2

**Price:** \$1,091,500 **Method:** Auction Sale **Date:** 13/04/2024

Property Type: Apartment

**Agent Comments** 



3403/500 Elizabeth St MELBOURNE 3000

(REI/VG)

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**6** 

Price: \$1,050,000 Method: Private Sale Date: 21/02/2024

**Property Type:** Apartment **Land Size:** 114 sqm approx

**Agent Comments** 



603/51 Thistlethwaite St SOUTH MELBOURNE Agent Comments

3205 (REI)

**-**3

**i** 

**7** 

Price: \$1,030,000 Method: Private Sale

Date: 03/05/2024 Property Type: Apartment

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822



