

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

2107/81 City Road, Southbank Vic 3006

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 Property Type Unit Suburb Southbank

Period - From 01/04/2023 to 31/03/2024 Source 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 | 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 comparable properties 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)

Agent Comments



Price: \$1,091,500

Method: Auction Sale

Date: 13/04/2024

Property Type: Apartment



3403/500 Elizabeth St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 21/02/2024

Property Type: Apartment

Land Size: 114 sqm approx



603/51 Thistlethwaite St SOUTH MELBOURNE 3205 (REI)

Agent Comments



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