

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

260/183 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2022

to

30 Nov 2023

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

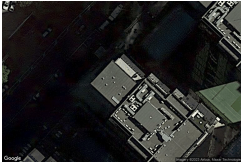
Date of sale

160/183 CITY ROAD SOUTHBANK VIC 3006	\$898,000	26-Nov-23
300A/173 CITY ROAD SOUTHBANK VIC 3006	\$852,000	21-Jun-23
131/173 CITY ROAD SOUTHBANK VIC 3006	\$850,000	23-Jun-23

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: 04 December 2023



**160/183 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

^{RS}

\$898,000

Sold Date

26-Nov-23

 3  2  2

Distance

0.02km



**300A/173 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$852,000

Sold Date

21-Jun-23

 3  2  2

Distance

0.05km



**131/173 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$850,000

Sold Date

23-Jun-23

 3  2  2

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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