

## 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

298/173 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

\$595,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2023

to

29 Feb 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

149/173 CITY ROAD SOUTHBANK VIC 3006	\$632,500	13-Aug-23
203/173 CITY ROAD SOUTHBANK VIC 3006	\$650,000	30-Aug-23
249/173 CITY ROAD SOUTHBANK VIC 3006	\$630,000	12-Oct-22

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: 21 March 2024



**149/173 CITY ROAD SOUTHBANK  
VIC 3006**

Sold Price

**\$632,500**

Sold Date

**13-Aug-23**

 2  2  1

Distance

**0km**



**203/173 CITY ROAD SOUTHBANK  
VIC 3006**

Sold Price

**\$650,000**

Sold Date

**30-Aug-23**

 2  2  1

Distance

**0km**



**249/173 CITY ROAD SOUTHBANK  
VIC 3006**

Sold Price

**\$630,000**

Sold Date

**12-Oct-22**

 2  2  1

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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