

## 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

3003/135 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

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2022

to

30 Sep 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

3304/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$650,000	18-Oct-23
2906/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$670,000	31-Aug-23
3611/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$655,000	02-Aug-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: 31 October 2023



**3304/60 KAVANAGH STREET  
SOUTHBANK VIC 3006**

2 2 1

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**18-Oct-23**

Distance

**0.06km**



**2906/118 KAVANAGH STREET  
SOUTHBANK VIC 3006**

2 2 2

Sold Price

**\$670,000**

Sold Date

**31-Aug-23**

Distance

**0.25km**



**3611/1-13 BALSTON STREET  
SOUTHBANK VIC 3006**

2 2 1

Sold Price

<sup>RS</sup> **\$655,000**

Sold Date

**02-Aug-23**

Distance

**0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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