

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

3102/283 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

or range
between

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2023

to

31 Jan 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

1204/283 CITY ROAD SOUTHBANK VIC 3006	\$550,000	12-Oct-23
611/283 CITY ROAD SOUTHBANK VIC 3006	\$550,000	01-Nov-23
1602/8-18 MCCRAE STREET DOCKLANDS VIC 3008	\$558,000	22-Jan-24

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.~~

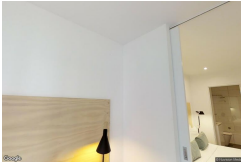
This Statement of Information was prepared on: 25 February 2024



1204/283 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$550,000** Sold Date **12-Oct-23**

2 1 1

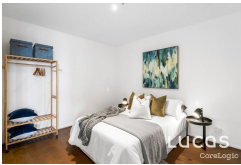
Distance **0.01km**



611/283 CITY ROAD SOUTHBANK VIC 3006 Sold Price Sold Date **01-Nov-23**

2 1 1

Distance **0.01km**



1602/8-18 MCCRAE STREET DOCKLANDS VIC 3008 Sold Price ^{RS} **\$558,000** Sold Date **22-Jan-24**

2 1 1

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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