

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

3109/241 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

30 Apr 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

1407/241 CITY ROAD SOUTHBANK VIC 3006	\$440,000	02-Sep-23
2703/241 CITY ROAD SOUTHBANK VIC 3006	\$440,000	15-Mar-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: 15 May 2024

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1407/241 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$440,000** Sold Date **02-Sep-23**

 2  1  -

Distance **0km**



2703/241 CITY ROAD SOUTHBANK VIC 3006 Sold Price ^{RS} **\$440,000** Sold Date **15-Mar-24**

 2  1  -

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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