

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

3212/283 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

\$319,000

or range
between

&

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

2107/283 CITY ROAD SOUTHBANK VIC 3006	\$310,000	06-Apr-24
1612/283 CITY ROAD SOUTHBANK VIC 3006	\$295,000	09-May-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: 30 May 2024

**2107/283 CITY ROAD SOUTHBANK** Sold Price **\$310,000** Sold Date **06-Apr-24**
VIC 3006

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Distance **0.01km****1612/283 CITY ROAD SOUTHBANK** Sold Price ^{RS} **\$295,000** Sold Date **09-May-24**
VIC 3006

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Distance **0.01km****RS** = Recent sale **UN** = Undisclosed Sale

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