

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

133-139 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

\$585,000

&

\$622,000

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

107/183 CITY ROAD SOUTHBANK VIC 3006	\$588,000	12-Dec-23
2807/245-251 CITY ROAD SOUTHBANK VIC 3006	\$622,000	30-Jan-24
294/183 CITY ROAD SOUTHBANK VIC 3006	\$600,000	04-Sep-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: 22 February 2024



**107/183 CITY ROAD SOUTHBANK
VIC 3006**

 2
  1
  1

Sold Price

\$588,000

Sold Date

12-Dec-23

Distance

0.21km



**2807/245-251 CITY ROAD
SOUTHBANK VIC 3006**

 2
  1
  1

Sold Price

^{RS} **\$622,000**

Sold Date

30-Jan-24

Distance

0.48km



**294/183 CITY ROAD SOUTHBANK
VIC 3006**

 2
  1
  1

Sold Price

\$600,000

Sold Date

04-Sep-23

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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