

# Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

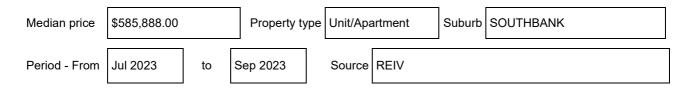
Address Including suburb and postcode 3513/151 City Road, Southbank, 3006

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	or range between \$680,000.0	0 &	\$740,000.00
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### Median sale price



## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
2506/180 City Rd SOUTHBANK 3006	\$720,000.00	4/09/2023
2702/60 Kavanagh St SOUTHBANK 3006	\$718,000.00	14/11/2023
5012/70 Southbank Blvd SOUTHBANK 3006	\$700,000.00	25/11/2023

This Statement of Information was prepared on: Thursday 14th December 2023

