

## 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

3907/135 CITY ROAD SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2023

to

31 Mar 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

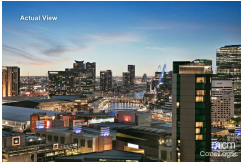
Date of sale

2306/163 CITY ROAD SOUTHBANK VIC 3006	\$615,000	29-Dec-23
2605/180 CITY ROAD SOUTHBANK VIC 3006	\$620,000	24-Oct-23
117/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$650,000	22-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: 02 April 2024



**2306/163 CITY ROAD SOUTHBANK VIC 3006** Sold Price **\$615,000** Sold Date **29-Dec-23**

2 1 1

Distance **0.11km**



**2605/180 CITY ROAD SOUTHBANK VIC 3006** Sold Price **\$620,000** Sold Date **24-Oct-23**

2 1 1

Distance **0.13km**



**117/88 KAVANAGH STREET SOUTHBANK VIC 3006** Sold Price <sup>RS</sup> **\$650,000** Sold Date **22-Mar-24**

2 1 1

Distance **0.14km**

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

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