

## 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

4002/241 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2023

to

30 Jun 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

1103/283 CITY ROAD SOUTHBANK VIC 3006	530000	20-May-24
2807/245-251 CITY ROAD SOUTHBANK VIC 3006	622000	22-Jan-24
3705A/241-243 CITY ROAD SOUTHBANK VIC 3006	545000	20-Feb-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 July 2024



**1103/283 CITY ROAD SOUTHBANK  
VIC 3006**

2 1 1

Sold Price

<sup>RS</sup> **530000** <sup>UN</sup>

Sold Date **20-May-24**

Distance **0.13km**



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

2 1 1

Sold Price

**622000**

Sold Date **22-Jan-24**

Distance **0.07km**

**3705A/241-243 CITY ROAD  
SOUTHBANK VIC 3006**

2 1 1

Sold Price

**545000**

Sold Date **20-Feb-24**

Distance **-**

**RS** = Recent sale

**UN** = Undisclosed Sale

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