

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

4907/245-251 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

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

2807/245-251 CITY ROAD SOUTHBANK VIC 3006	\$622,000	22-Jan-24
507/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$587,000	20-Nov-23
1115/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$620,000	08-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: 10 April 2024



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

 2  1  1

Sold Price **\$622,000** Sold Date **22-Jan-24**

Distance **0.04km**

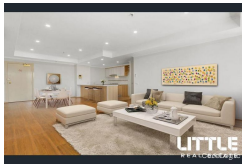


**507/100 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **\$587,000** Sold Date **20-Nov-23**

Distance **0.31km**



**1115/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price ^{RS} **\$620,000** Sold Date **08-Mar-24**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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