

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

1804/283 City Road, Southbank Vic 3006

Indicative selling price

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

Range between \$485,000 & \$500,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Southbank

Period - From 01/10/2020 to 31/12/2020 Source REIV

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 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
1	58/173 City Rd SOUTHBANK 3006	\$515,500	08/02/2021
2	912/180 City Rd SOUTHBANK 3006	\$490,000	23/02/2021
3	2407/241 City Rd SOUTHBANK 3006	\$480,000	27/01/2021

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 six months.~~

This Statement of Information was prepared on:

22/03/2021 13:59



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$485,000 - \$500,000
Median Unit Price
December quarter 2020: \$595,000

Comparable Properties



58/173 City Rd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$515,500
Method: Private Sale
Date: 08/02/2021
Property Type: Apartment



912/180 City Rd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 23/02/2021
Property Type: Apartment



2407/241 City Rd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$480,000
Method: Sold Before Auction
Date: 27/01/2021
Property Type: Apartment