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 betweer	\$485,000		&		\$500,000					
Median sale pi	rice									
Median price	\$595,000	Pro	operty Type	Unit			Suburb	Southbank		
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Add	lress 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)



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



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

Account - Little Real Estate | P: 07 3037 0255



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.