

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 1601/250 City Road, Southbank, VIC 3006

Indicative selling price

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

Price Range \$700,000 & \$730,000

Median sale price

Median price \$490,000 Property Type House Suburb Southbank (3006)

Period - From 04/04/2017 to 03/04/2018 Source realestate.com.au

Comparable property sales

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
1710/83 QUEENS BRIDGE STREET, SOUTHBANK VIC 3006	\$685,000	07/03/2018
1605/151 CITY ROAD, SOUTHBANK VIC 3006	\$616,000	22/04/2018
4012/35 QUEENS BRIDGE STREET, SOUTHBANK VIC 3006	\$710,000	21/02/2018

This Statement of Information was prepared on: 28/11/2019