

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

3404/135 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

\$650,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2023

to

31 Aug 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

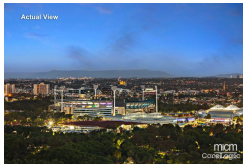
Date of sale

3313/151 CITY ROAD SOUTHBANK VIC 3006	\$685,000	21-Mar-24
3605/151 CITY ROAD SOUTHBANK VIC 3006	\$650,800	27-Jun-24
2508/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$660,000	14-May-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: 20 September 2024



**3313/151 CITY ROAD SOUTHBANK
 VIC 3006**

 2  2  1

Sold Price

\$685,000

Sold Date

21-Mar-24

Distance

0.03km



**3605/151 CITY ROAD SOUTHBANK
 VIC 3006**

 2  2  1

Sold Price

\$650,800

Sold Date

27-Jun-24

Distance

0.03km



**2508/60 KAVANAGH STREET
 SOUTHBANK VIC 3006**

 2  2  1

Sold Price

\$660,000

Sold Date

14-May-24

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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