

# 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 63/285 City Road, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$510,000

### Median sale price

Median price \$535,000 Property Type Unit Suburb Southbank

Period - From 01/10/2022 to 31/12/2022 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	2208/135 City Rd SOUTHBANK 3006	\$518,000	12/11/2022
2	2402/241 City Rd SOUTHBANK 3006	\$512,000	09/02/2023
3	2108/135 City Rd SOUTHBANK 3006	\$495,000	15/02/2023

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: 28/02/2023 17:09



 2
  2
  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$470,000 - \$510,000

**Median Unit Price**

December quarter 2022: \$535,000

## Comparable Properties



2208/135 City Rd SOUTHBANK 3006 (REI/VG)

**Agent Comments**

 2
  2
  1

**Price:** \$518,000

**Method:** Private Sale

**Date:** 12/11/2022

**Property Type:** Apartment



2402/241 City Rd SOUTHBANK 3006 (REI)

**Agent Comments**

 2
  1
  1

**Price:** \$512,000

**Method:** Private Sale

**Date:** 09/02/2023

**Property Type:** Apartment



2108/135 City Rd SOUTHBANK 3006 (REI)

**Agent Comments**

 2
  2
  1

**Price:** \$495,000

**Method:** Private Sale

**Date:** 15/02/2023

**Property Type:** Apartment

**Account** - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811