

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

1203/151 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2020

to

31 Mar 2021

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

| | | |
|--|-----------|-----------|
| 1408/151 City Road Southbank VIC 3006 | \$501,000 | 11-Apr-21 |
| 1805/163 City Road Southbank VIC 3006 | \$550,000 | 29-Mar-21 |
| 81/38 Kavanagh Street Southbank VIC 3006 | \$522,500 | 24-Dec-20 |

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: 27 April 2021



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1408/151 City Road Southbank VIC 3006

Sold Price

^{RS} **\$501,000**

Sold Date

11-Apr-21

2 1 1

Distance

-



1805/163 City Road Southbank VIC 3006

Sold Price

^{RS} **\$550,000**

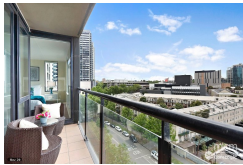
Sold Date

29-Mar-21

2 1 1

Distance

0.07km



81/38 Kavanagh Street Southbank VIC 3006

Sold Price

\$522,500

Sold Date

24-Dec-20

2 1 1

Distance

0.08km



76/88 Kavanagh Street Southbank VIC 3006

Sold Price

\$441,900

Sold Date

15-Nov-20

2 1 1

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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