

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

4007/151 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

\$328,000

&

\$348,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2023

to

31 Jul 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

1414/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$340,000	01-Aug-24
1804W/42-48 BALSTON STREET SOUTHBANK VIC 3006	\$335,000	25-Jun-24
2903/250 CITY ROAD SOUTHBANK VIC 3006	\$340,000	14-Jun-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: 13 August 2024



1414/70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006

 1  1  -

Sold Price

^{RS} **\$340,000**

Sold Date **01-Aug-24**

Distance **0.1km**



1804W/42-48 BALSTON STREET
SOUTHBANK VIC 3006

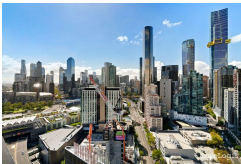
 1  1  -

Sold Price

^{RS} **\$335,000**

Sold Date **25-Jun-24**

Distance **0.32km**



2903/250 CITY ROAD
SOUTHBANK VIC 3006

 1  1  -

Sold Price

\$340,000

Sold Date **14-Jun-24**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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