

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

188/173 City Road, Southbank Vic 3006

Indicative selling price

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

Range between \$610,000 & \$650,000

Median sale price

Median price \$601,000 Property Type Unit Suburb Southbank

Period - From 09/09/2023 to 08/09/2024 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	1601E/888 Collins St DOCKLANDS 3008	\$650,000	19/08/2024
2	243/183 City Rd SOUTHBANK 3006	\$640,000	15/05/2024
3	208/183 City Rd SOUTHBANK 3006	\$645,000	11/05/2024

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:

09/09/2024 14:47



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$610,000 - \$650,000

Median Unit Price

09/09/2023 - 08/09/2024: \$601,000

Comparable Properties



1601E/888 Collins St DOCKLANDS 3008 (REI) Agent Comments



Price: \$650,000

Method: Private Sale

Date: 19/08/2024

Property Type: Apartment



243/183 City Rd SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$640,000

Method: Private Sale

Date: 15/05/2024

Property Type: Apartment



208/183 City Rd SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$645,000

Method: Private Sale

Date: 11/05/2024

Property Type: Apartment

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822



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