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	2207/241 City Road, Southbank Vic 3006
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$593,000	Pro	perty Type U	nit		Suburb	Southbank
Period - From	18/02/2024	to	17/02/2025	Sc	ource	Property	[,] Data

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

Add	dress of comparable property	Price	Date of sale
1	2302/200 Spencer St MELBOURNE 3000	\$517,500	22/01/2025
2	1019/60 Siddeley St DOCKLANDS 3008	\$518,000	02/10/2024
3	512/25 Coventry St SOUTHBANK 3006	\$512,000	06/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/02/2025 10:34









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$488,000 - \$518,000 **Median Unit Price** 18/02/2024 - 17/02/2025: \$593,000

Comparable Properties



2302/200 Spencer St MELBOURNE 3000 (REI)

2

Price: \$517,500 Method: Private Sale Date: 22/01/2025

Rooms: 3

Property Type: Unit

Agent Comments



1019/60 Siddeley St DOCKLANDS 3008 (REI)

2

Price: \$518,000 Method: Private Sale Date: 02/10/2024 Property Type: Unit





Agent Comments



512/25 Coventry St SOUTHBANK 3006 (REI/VG)





Price: \$512,000 Method: Private Sale Date: 06/09/2024

Property Type: Apartment Land Size: 70 sqm approx **Agent Comments**

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





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