

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

2103/250 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

\$329,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2022

to

30 Jun 2023

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

1005/250 CITY ROAD SOUTHBANK VIC 3006	\$345,000	01-Mar-23
165/173 CITY ROAD SOUTHBANK VIC 3006	\$350,000	30-Apr-23
1103/89 GLADSTONE STREET SOUTH MELBOURNE VIC 3205	\$350,000	20-Jun-23

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: 10 July 2023



1005/250 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$345,000** Sold Date **01-Mar-23**

1 1 1

Distance **0km**



165/173 CITY ROAD SOUTHBANK VIC 3006 Sold Price ^{RS} **\$350,000** Sold Date **30-Apr-23**

1 1 -

Distance **0.27km**



1103/89 GLADSTONE STREET SOUTH MELBOURNE VIC 3205 Sold Price

Sold Date **20-Jun-23**

1 1 -

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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