

Statement of Information

Single residential property located in the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

3214/81 City Road, Southbank, 3006

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$650,000.00 or range between &

Median sale price

Median price \$597,694.00 Property type Unit/Apartment Suburb SOUTHBANK

Period - From Jul 2023 to Jun 2024 Source REIV

Comparable property sales

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
1014/422 Collins St MELBOURNE 3000	\$513,000.00	18/07/2024
5511/70 Southbank Blvd SOUTHBANK 3006	\$508,000.00	29/05/2024
2005/259 Normanby Rd SOUTH MELBOURNE 3205	\$525,000.00	29/04/2024

This Statement of Information was prepared on: Friday 30th August 2024