

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

1701/245 City Road, Southbank Vic 3006

Indicative selling price

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

Range between \$448,000 & \$488,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Southbank

Period - From 21/11/2023 to 20/11/2024 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	22/18 Queen St MELBOURNE 3000	\$480,000	06/11/2024
2	701/838 Bourke St DOCKLANDS 3008	\$480,000	13/08/2024
3	3812/1-13 Balston St SOUTHBANK 3006	\$485,000	30/06/2024

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:

21/11/2024 18:43



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$448,000 - \$488,000

Median Unit Price

21/11/2023 - 20/11/2024: \$600,000

Comparable Properties



22/18 Queen St MELBOURNE 3000 (REI)

Agent Comments

2 1 -

Price: \$480,000

Method: Sold Before Auction

Date: 06/11/2024

Property Type: Apartment

Land Size: 204 sqm approx



701/838 Bourke St DOCKLANDS 3008 (VG)

Agent Comments

2 - -

Price: \$480,000

Method: Sale

Date: 13/08/2024

Property Type: Flat/Unit/Apartment (Res)



3812/1-13 Balston St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 -

Price: \$485,000

Method: Private Sale

Date: 30/06/2024

Property Type: Apartment

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