Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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	1701/245 City Road, Southbank Vic 3006
Including suburb and	
postcode	

Indicative selling price

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

Range between \$448,000	&	\$488,000
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Median sale price

Median price	\$600,000	Pro	pperty Type Uni	t		Suburb	Southbank
Period - From	21/11/2023	to	20/11/2024	So	urce	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

Aut	areas or comparable property	1 1100	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

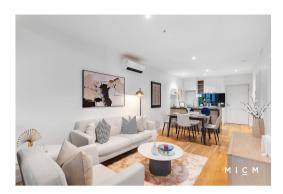
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/11/2024 18:43



Date of sale







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)

2

1

6

Price: \$480,000

Method: Sold Before Auction

Date: 06/11/2024

Property Type: Apartment **Land Size:** 204 sqm approx

Agent Comments



701/838 Bourke St DOCKLANDS 3008 (VG)

2



6

Agent Comments

Price: \$480,000 Method: Sale Date: 13/08/2024

Property Type: Flat/Unit/Apartment (Res)



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

2

7

Price: \$485,000 Method: Private Sale Date: 30/06/2024

Property Type: Apartment

Agent Comments

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





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