



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 802/61 City Road, Southbank, 3006

Indicative selling price

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

Single price or range between \$500,000.00 & \$550,000.00

Median sale price

Median price \$560,000.00 Property type Unit/Apartment Suburb SOUTHBANK
Period - From May 2020 to Apr 2021 Source Corelogic

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
610/7 Katherine Place Melbourne VIC 3000	\$500,000.00	4/04/2021
1511/199 William Street Melbourne VIC 3000	\$510,000.00	30/01/2021
1303/333-351 Exhibition Street Melbourne VIC 3000	\$520,000.00	16/12/2020

This Statement of Information was prepared on: Monday 17th May 2021