

## 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

1709/151 CITY ROAD SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$551,999

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2021

to

30 Jun 2022

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

406/639 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$490,000	13-Jun-22
1915/220 SPENCER STREET MELBOURNE VIC 3000	\$465,000	17-May-22
606/155 BOURKE STREET MELBOURNE VIC 3000	\$490,000	30-May-22

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: 21 July 2022

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**406/639 LITTLE BOURKE STREET  
 MELBOURNE VIC 3000**

2 2 -

Sold Price **\$490,000** Sold Date **13-Jun-22**

Distance **1.19km**



**1915/220 SPENCER STREET  
 MELBOURNE VIC 3000**

2 2 -

Sold Price **\$465,000** Sold Date **17-May-22**

Distance **1.27km**



**606/155 BOURKE STREET  
 MELBOURNE VIC 3000**

2 2 -

Sold Price <sup>RS</sup> **\$490,000** Sold Date **30-May-22**

Distance **1.29km**

RS = Recent sale      UN = Undisclosed Sale

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