



## 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 2802/241 City Road, Southbank, 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price  or range between \$529,000.00 & \$581,000.00

### Median sale price

Median price \$608,000.00

Property type Unit/Apartment

Suburb SOUTHBANK

Period - From Apr 2023

to

Apr 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
1906/163 CITY Rd SOUTHBANK 3006	\$580,888.00	28/02/2024
1413/180 City Rd SOUTHBANK 3006	\$580,888.00	26/03/2024
144/173 City Rd SOUTHBANK 3006	\$570,000.00	22/12/2023

This Statement of Information was prepared on: Friday 26th April 2024